



NORTH DOWNTOWN PARK PLAN

June, 2004

MAKERS
urban park & recreation

SEATTLE PARKS
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Appendix: Park and Recreational Needs Per Park Plan 2000

Executive Summary

The City's vision for Seattle's North Downtown calls for the area's transformation into a high-intensity district including one of the nation's leading biotech research centers, office complexes, diverse urban neighborhoods, and supporting commercial activities. With Lake Union on the north and the Westlake Center/Downtown Core on the south, the district will provide excellent civic amenities and a lively setting for urban life. Parks, open spaces, and recreational facilities will be a fundamental part of this vision, and the City must plan a comprehensive and strategic approach to providing these facilities if the vision is to be fully realized. (Figure 1.)

The North Downtown area currently includes 20.8 acres of open space in three public parks – all of which are north of Denny Way. Despite these substantial resources, the North Downtown area will need approximately 8 additional acres of open space to meet Parks & Recreation's Plan 2000 (hereafter called Park Plan 2000) goals per projected population and employment figures for 2025. Denny Triangle maintains a current open space deficit of 0.9 acres which is expected to grow to 10.2 acres by 2025. More importantly, new residents and workers will need a wider variety of park and recreational facilities in the future. After the privately owned Denny Playfield is converted to private development, the planning area will no longer include an active playfield.

Based on Park Plan 2000 goals, participant input, and park and recreational facility research, this plan identifies park and recreational facility goals and priorities for each of the subareas within the North Downtown area. These needs are translated into a set of priorities for land acquisition, guidelines for facility development, and an integrated implementation strategy.

Implementation Strategy

Achieving the City's park, open space, and recreation facility goals will not be easy. High land prices and development activity complicate site acquisition, and Parks & Recreation has very limited funds for construction. Therefore, the City must:

- Identify specific priorities for open space and recreational facilities within the subareas of North Downtown as a guide for private and public development.
- Optimize use of current park resources.
- Take advantage of acquisition opportunities as they arise and be creative in combining different park activities on a single site.
- Effectively integrate open space into other public and private developments and combine assets derived from regulatory and bonus programs.
- Improve streets and trails to link parks and to provide open space in their own right.
- Work with private property owners to achieve both public open space and private development goals.

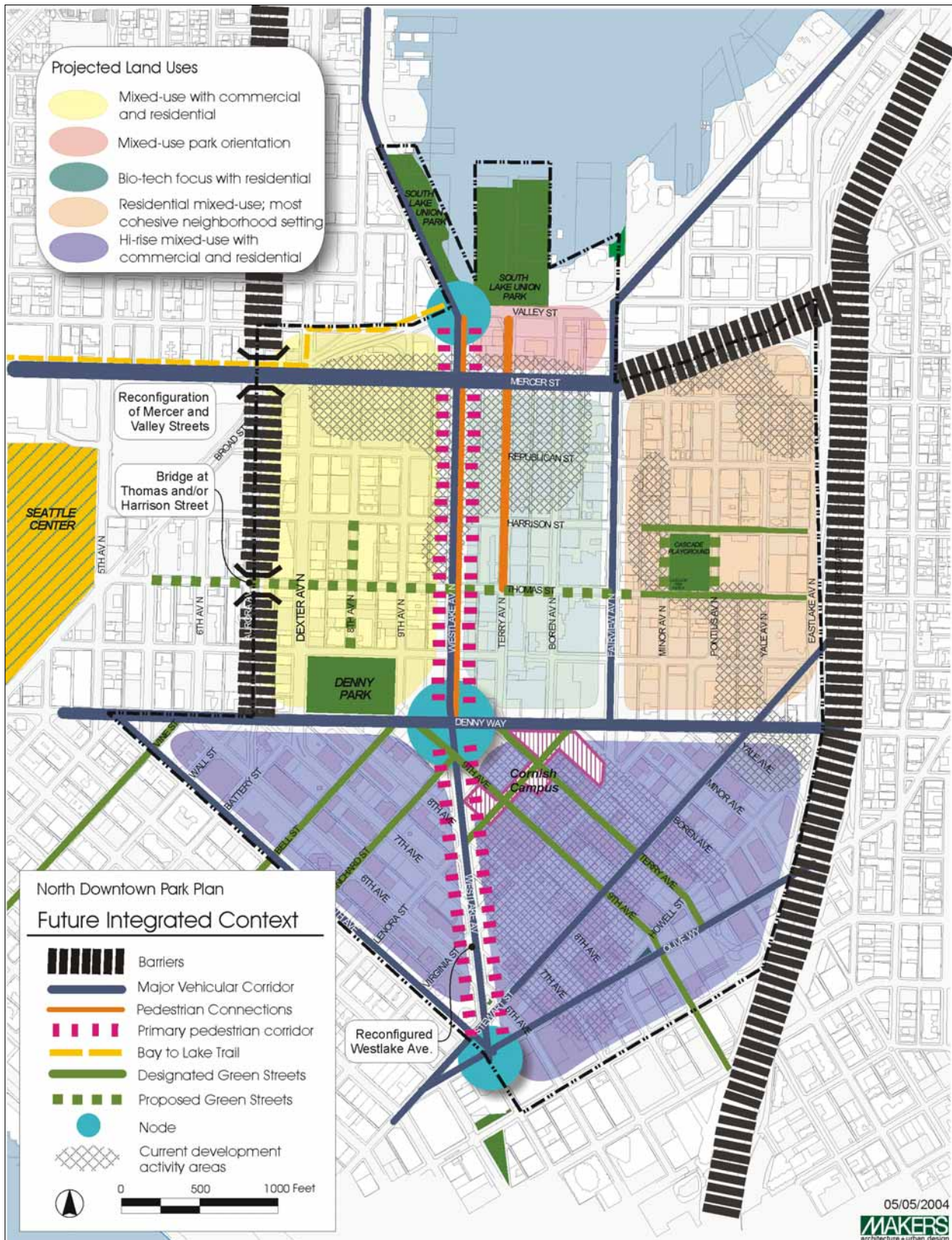


Figure 1. Future Integrated Context for the North Downtown Area.

In keeping with these directions, the plan recommends an implementation strategy integrating the following activities:

- A. Prioritizing Park and Recreation Facility Needs
- B. Acquisition and Development Strategies
- C. Development Regulation and Incentive Programs
- D. City Wide Coordination for Open Space Achievement

Below are summarized the most important recommendations for each activity. (Figure 2.)

A. Prioritizing Park and Recreational Facility Needs

- **Establish priorities and comprehensive guidelines for the location and design of parks and for open spaces achieved through regulatory and incentive programs.** The plan contains model guidelines that can be incorporated into acquisition efforts, director's rules, and staff procedures in administering the various programs.

The prioritization shown in the map, along with accompanying guidelines contained in the plan, will help Parks & Recreation staff evaluate prospective sites for acquisition and allocate funds for specific park development. It will also guide City staff in directing developers to provide open space as part of City regulatory or development bonus requirements.

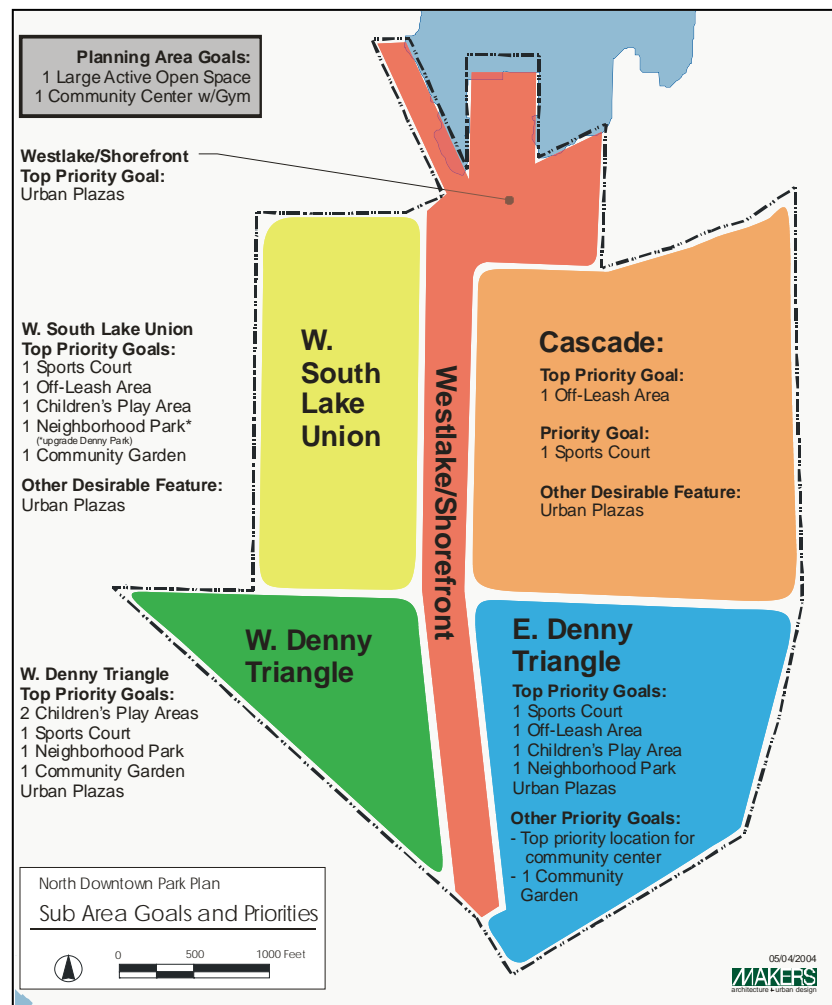


Figure 2. Goals and Priorities for Each of the Subareas.

B. Acquisition and Development

- **Establish a dedicated fund for substantial park acquisition and development to which funds from incentive programs, grants, gifts, and other sources can be added.** A dedicated account would be invaluable in taking advantage of acquisition opportunities that arise.
- **Continue to seek opportunities to acquire and develop high priority facilities, especially in East Denny Triangle.**
- **Explore opportunities to incorporate park elements into other civic properties and projects,** including the proposed Denny Triangle Substation, Seattle Department of Transportation's Broad Street maintenance site, Westlake Avenue/streetcar improvements, and King County's Convention Place redevelopment.
- **Increase Denny Park's recreational activities** with new facilities, such as a plaza and/or children's' playground, and remodel the current building into community center space. Enhance its open space qualities with appropriate landscaping and amenities.
- **Pursue opportunities to acquire a large active own space.**

C. Development Regulation and Incentive Programs

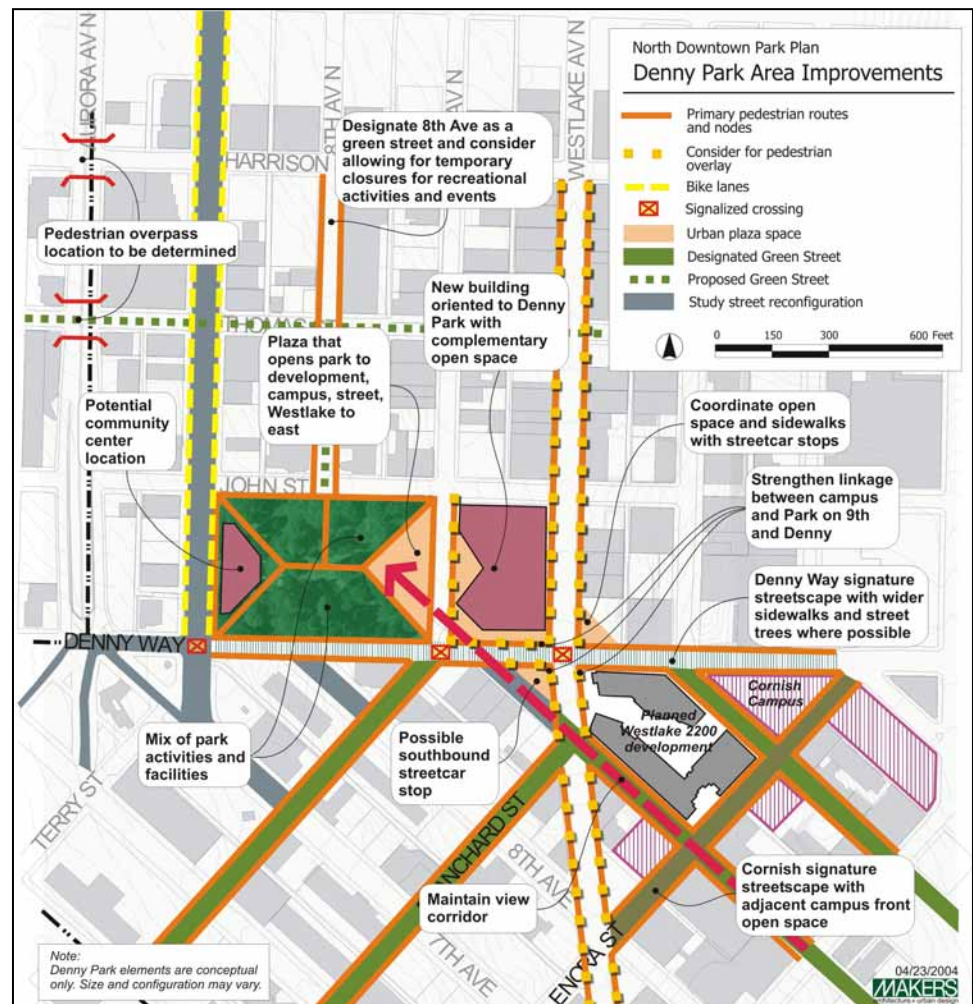
- **Coordinate the various regulatory and incentive programs to achieve open space objectives,** including the Code open space requirements, County Transfer of Development Credits (TDC), City Transfer of Development Rights (TDR), fee-in-lieu, street and alley vacation, and development bonus programs. This may be done as part of the Center City Project.
- **Engage developers to meet both City and private open space objectives.** Adjust regulatory and incentive programs to encourage coordinated open space development and coordinated public/private improvements for mutual benefit.
- **Adjust individual regulatory and incentive programs to support the above efforts.** The plan includes a number of recommendations for specific programs.

D. Interdepartmental Activities That Will Enhance Parks and Open Space

- **Add open space improvements at key transit (bus, streetcar, and monorail) stops.**
- **Define and implement design concepts for Green Streets in North Downtown.** The Green Street program, which envisions designated streets to act as linear open spaces that focus neighborhood activity and identity, is an important part of North Downtown's redevelopment. However, the program has not been actively pursued and there is not a common understanding of either the desired physical characteristics of the individual streets or the implementation tools necessary to construct improvements. Concept plans for individual streets would identify what improvements should be made in conjunction with private development and provide a starting point for comprehensive implementation. The City should consider constructing one Green Street as a demonstration project.
- **Ensure safe pedestrian and bicycle connections from South Lake Union Park to the Dexter Avenue N bicycle lanes.** As the City upgrades the area's streets, continue to ensure that safe, attractive pedestrian and bicycle connections are made.

- **Implement key bicycle and pedestrian trail improvements**, such as the Bay to Lake Trail and the Aurora overpass to the Seattle Center.
- **Initiate cooperative funding of key street improvements.** Since streetscapes will be critically important to enhance new development, the City should explore ways for cooperative funding such as a Local Improvement District (LID). By contributing to an LID, a developer could be assured that the utilities and street improvements will be adequate to support new activities. Such cooperative projects are often a less expensive way to upgrade a street than through piecemeal construction on isolated segments.
- **Prepare and implement an urban design plan for the Denny/Westlake area that integrates streets, plazas, Denny Park, Cornish Campus, the streetcar and other redevelopment projects.** The Denny/Westlake “Node” lies at the heart of the area and, for a number of reasons, is pivotal to unifying and providing an identity for Seattle’s North Downtown. The plan includes an urban design concept that identifies opportunities for improving connections, creating useful open spaces, reconfiguring underutilized streets, improving streetscapes and enhancing redevelopment potential. This concept will greatly enhance Denny Park improvements and should be refined and incorporated into relevant City efforts. (Figure 3.)

Figure 3.
Improvement
Concept for the
Denny/Westlake
Node.



Summary

This Park and Recreation Plan for North Downtown Seattle, as summarized by the recommendations above and Figure 4 at right, is not a traditional parks and open space plan with an extensive list of specific projects tied to an overarching spatial concept. Rather, it is an integrated system of efforts to achieve identified goals for the area. Although this plan defines the open space and recreation objectives for the area and recommends methods to achieve those objectives, it does not always identify the specific locations and design features of individual facilities.

This approach reflects the modest resources currently available for park development and the challenges of acquiring land in a rapidly developing area. Because of these limitations, many of the recommendations include measures to better utilize existing assets, add to current resources, identify highest priorities, and to take advantage of unique opportunities as they arise.

More importantly, the plan responds to the fact that the City is undertaking a broad spectrum of regulatory, programmatic, and public improvement efforts that will transform the North Downtown. Therefore, the plan focuses on measures to support and “leverage” those broader activities. Because these City activities, such as the Westlake reconstruction, the streetcar, County/City Transfer of Development Credits program, Seattle Department of Transportation planning, and the Green Streets program, are still in a state of flux, park and open space opportunities are not completely defined at present. The success of North Downtown improvement efforts will depend, in large measure, on Parks & Recreation continuing to pursue this plan’s recommendations in conjunction with other inter-departmental efforts.

Additionally, since the area’s ultimate character will depend on the actions of large property owners, the plan includes measures to facilitate coordinated public/private efforts to satisfy open space and recreational needs. The plan also recognizes that the parks and recreation needs of the North Downtown community will change over time. Given the dynamic nature of the City’s vision, and the extent of projected redevelopment, any plans for the area must remain flexible. Parks & Recreation should periodically monitor conditions in the North Downtown, update this plan and redirect efforts as appropriate.

Great cities (and great communities within great cities) are achieved by aggressively pursuing a compelling vision through a broad array of coordinated actions over time. Seattle has a compelling vision for its North Downtown based on the economic strength of the emerging bio-tech industry and the opportunity to build a dynamic and diverse community in a high-amenity setting. This plan proposes a number of actions that will, in combination with other public and private efforts, achieve that vision.

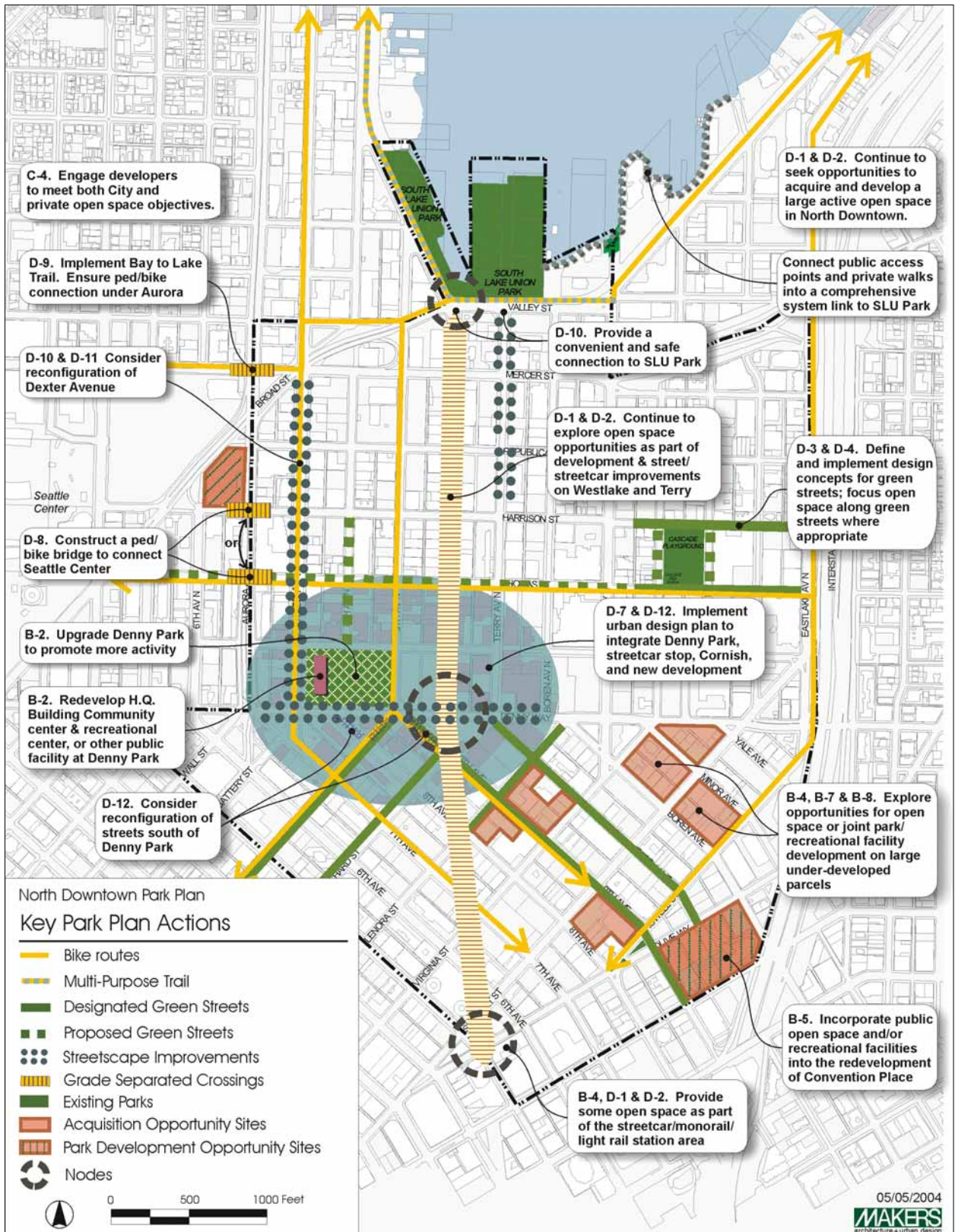


Figure 4. North Downtown Park Plan Concept.

I. Plan Purpose and Process

The North Downtown neighborhoods (South Lake Union, Denny Triangle, and Belltown) are undergoing dramatic changes and quickly becoming dynamic communities. Revisions to the City's Comprehensive Plan will be made in 2004, and changes to the Land Use Code are under consideration that will increase height limits in the Denny Triangle area and encourage housing density in the North Downtown neighborhoods. New housing and redevelopment projects will amount to over 20,000 housing units and even more new jobs over the next twenty years.

While the new South Lake Union Park provides generous parkland acreage at the northern edge of the South Lake Union neighborhood, there is a need for additional open space in North Downtown. Current park resources to support the projected housing and job increases are limited.

Project consultants and Parks staff have compiled City and private sector information on development trends for the area. Interviews and information gathering have taken place with City departments, property owners, and neighborhood representatives.

The project goal is to develop a plan, based on an examination of existing and proposed development in the North Downtown neighborhoods, that identifies the types and general locations for a system of parks, open space, and recreation facilities that meets the growing needs of the city. The plan's implementation measures include recommendations for acquisition, public-private partnerships, creative land use controls, and the possible redevelopment of public right-of-way to realize the recommended open spaces.

Seattle Parks & Recreation provided funding, project management, and staffing for the project, with MAKERS being hired as the urban design consultant firm. Given the breadth and scope of work being done in this area, City departments provided technical review assistance with analysis compilation.

A Plan Oversight Committee (POC) comprised of key department heads from Seattle Parks & Recreation, Department of Transportation, Department of Planning and Development, and Office of Planning and Management provided a sounding board for the project's development and direction. Two working sessions were held with key stakeholders, community groups, and City department representatives to review the analysis and recommendations. Parks staff will present the plan to the Mayor's Growth Management Committee, the Seattle Planning Commission, and the Seattle Park Board for review. A broad-scale South Lake Union Open House is planned for early summer 2004 where the North Downtown Park Plan will be showcased along with other City projects.

It is our intention that this plan will be used as a comprehensive strategy for the City and private development to provide the level of open space for our city's growth and to create the kinds of living and working environments that will allow this area to thrive.

II. North Downtown Context

The North Downtown planning area, for the purposes of this report, encompasses all of the Denny Triangle Neighborhood, most of the South Lake Union Neighborhood, and a portion of the Belltown Neighborhood east of 5th Avenue. (See Figure 5.) The boundaries of this area were determined by major transportation corridors and the topographic ridgeline occurring roughly along 5th Avenue. The project area has historically been dominated by commercial and light industrial uses such as automobile dealerships, warehousing, commercial laundries, and other similar activities. However, the area is changing rapidly. The following sections describe the factors affecting these changes and projects a picture of the future on which to base the park needs and development strategy.

Figure 5. Boundaries of the North Downtown Planning Area with Respect to the Greater Downtown Area.



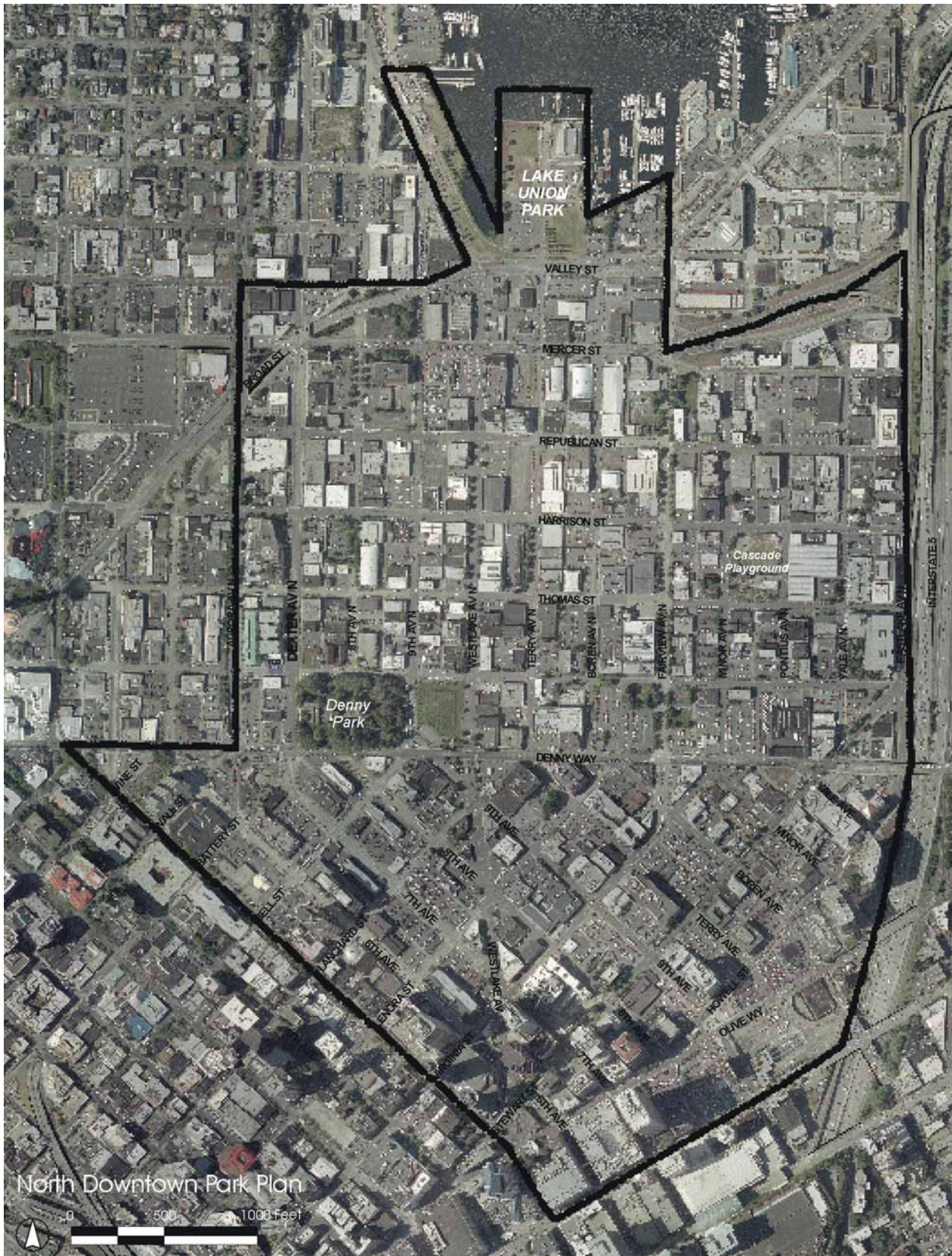


Figure 6. Aerial Photograph of the Study Area.

Rapidly Changing Development Context

The North Downtown area is changing dramatically. Figure 7 below shows substantial concentrations of development activity occurring in the eastern portion of Denny Triangle, in the Cascade neighborhood and in the central portion of the South Lake Union. Much of the land in the planning area is held by multi-block ownerships. (See Figure 8.) Plans are in place to create new facilities for Seattle's burgeoning bio-tech industry. University of Washington research facilities were recently sited in South Lake Union with significant growth opportunities. Also, Cornish School of the Arts recently moved their Capitol Hill campus to the Denny Triangle, contributing to the diversity of the area. Considering much of the land in the planning area is underdeveloped at current zoning, new development is likely to create major changes in the visual character of this area.

In the spring of 2003, Mayor Greg Nickels launched a "South Lake Union Agenda" program to provide the infrastructure and neighborhood improvements necessary to encourage and support job and housing growth. Land Use Code amendments designed to accommodate the unique characteristics of research and development laboratories in South Lake Union have subsequently been approved by the City. Substantial revisions to the City's Comprehensive Plan and Land Use Code now under consideration will increase height limits and encourage increased housing densities in Denny Triangle.

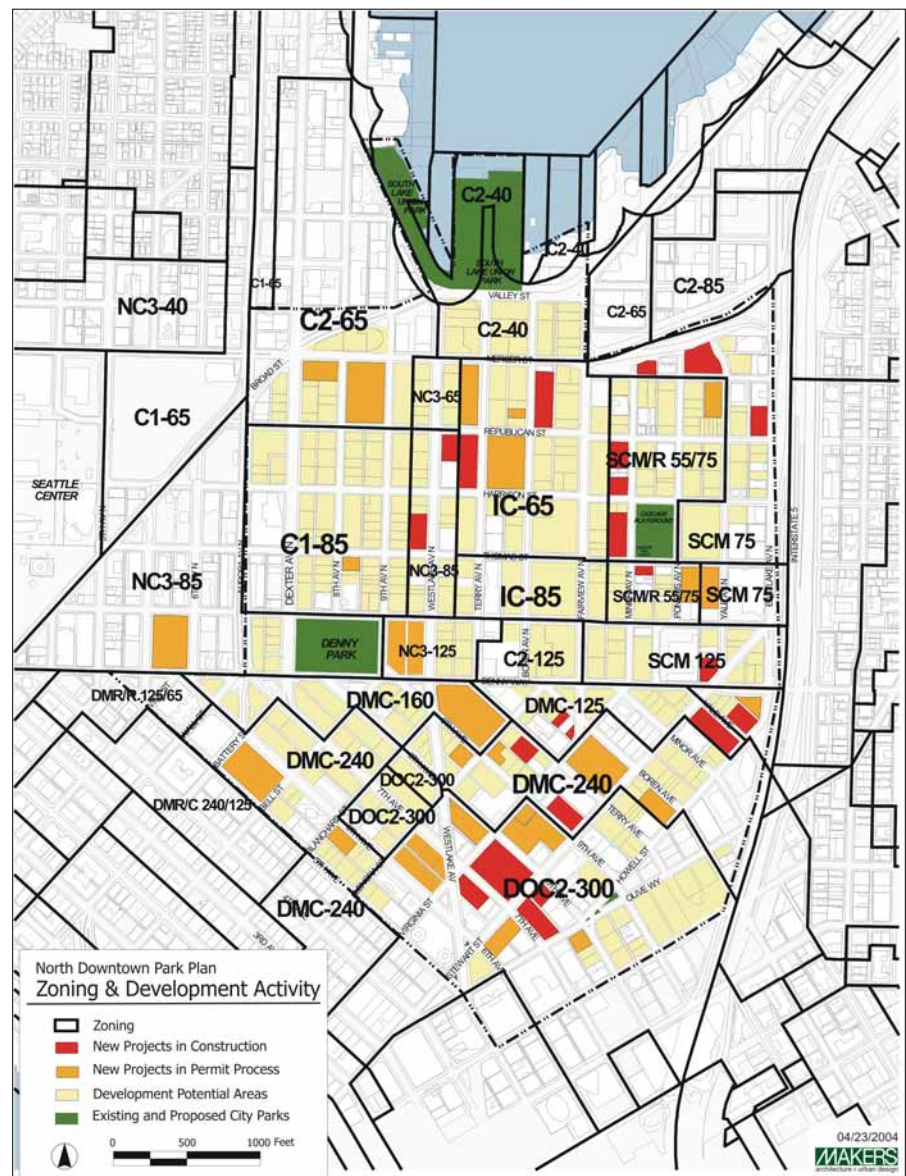


Figure 7. Zoning and Current Development Activity.

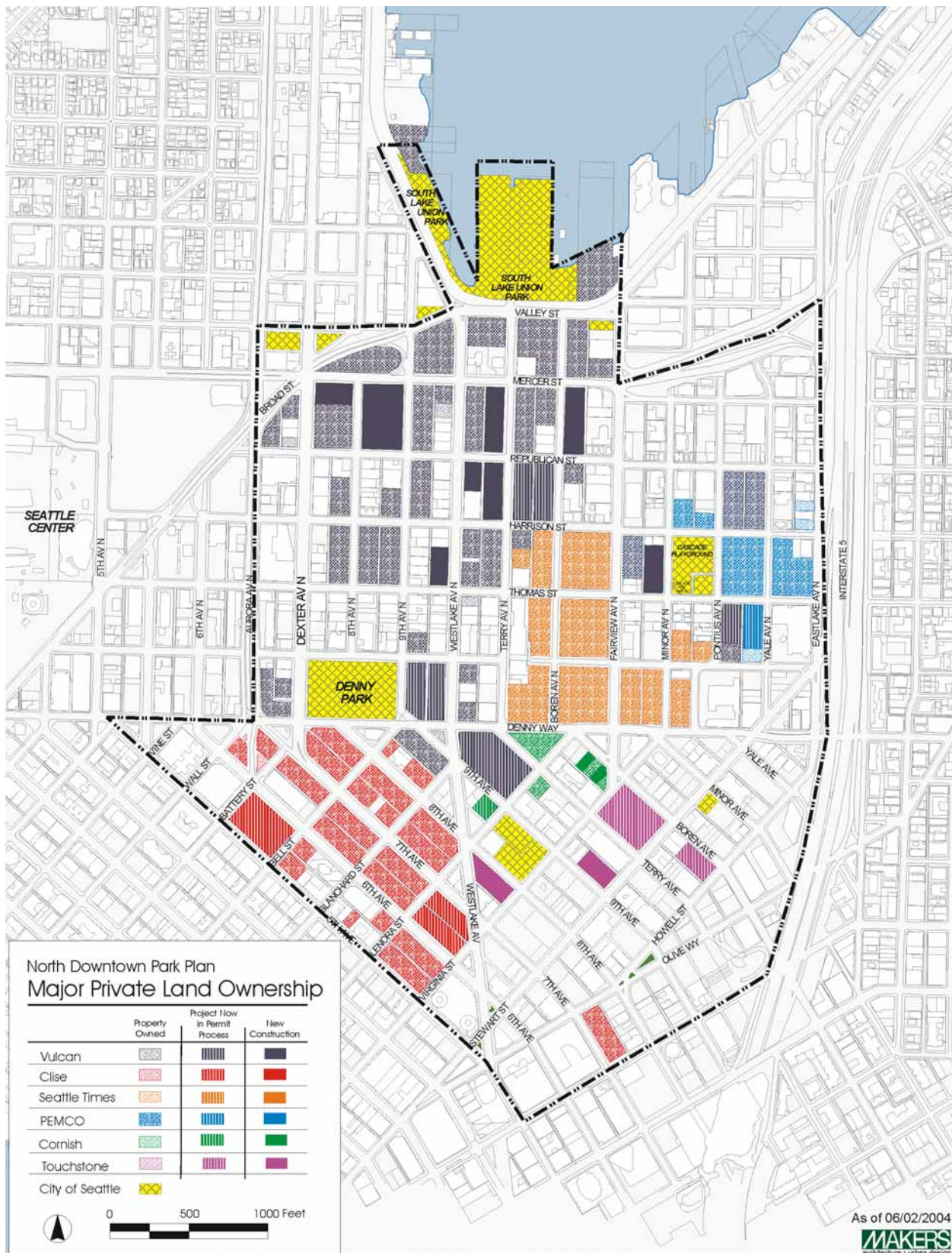


Figure 8. Major Private Land Ownerships and Relevant Construction Activity.

Park Resources

Park resources in the area to support projected housing and job growth over the next twenty years are limited. The North Downtown planning area currently contains three public parks and urban plazas, for a total of 20.8 acres of open space. All three public parks - South Lake Union Park, Cascade Playground, and Denny Park - are within the South Lake Union neighborhood. Denny Triangle contains only 2.3 acres of open space – all in the form of urban plaza-type spaces developed in conjunction with office buildings.

The new South Lake Union Park (12 acres), being created from the former Naval Reserve facility on a peninsula between Waterway 3 and 4, will eventually be a significant park resource for the neighborhood as well as the rest of the city. It will be a very urban park with a wharf and maritime activities as its central focus. An initial phase of park development will occur on a portion of the property in 2004-05.

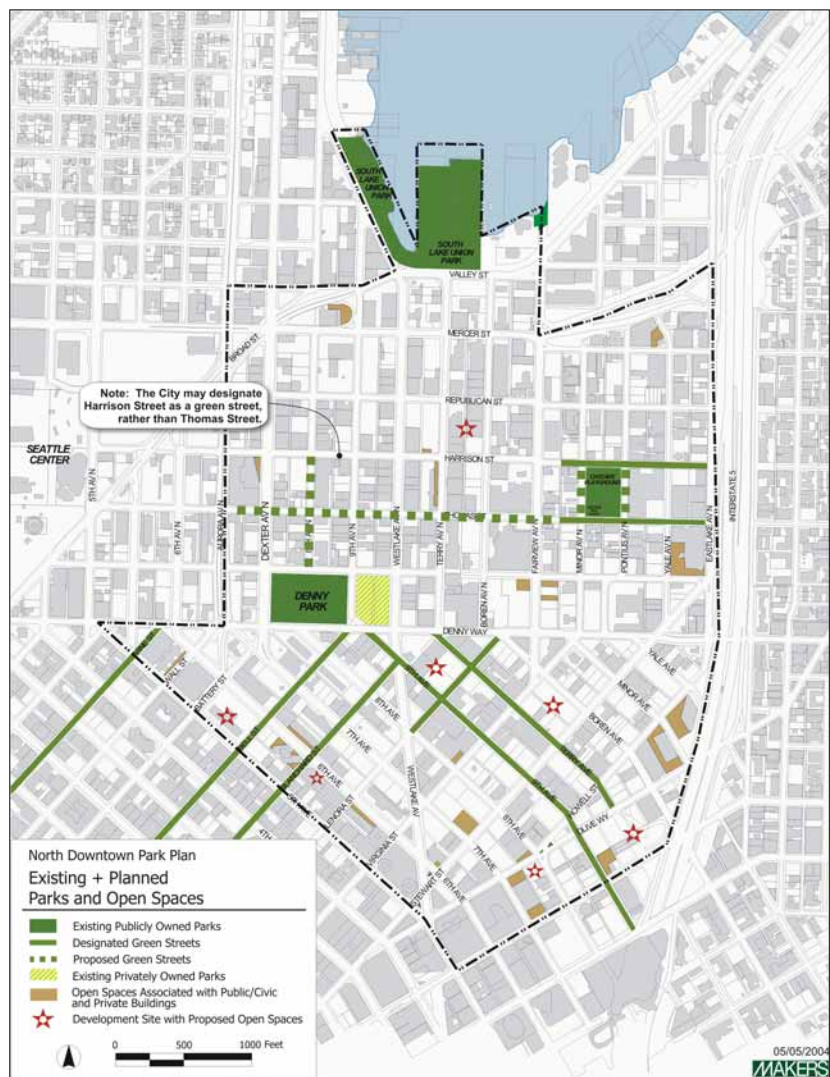
The 1.9-acre Cascade Playground serves as the focal point for the Cascade neighborhood in the eastern part of South Lake Union. Joint public-private funded playground improvements will be implemented this year.

Denny Park, home of Seattle Parks & Recreation's administrative offices, is Seattle's oldest park. The passive, 4.6-acre open space located north of Denny Way is not well used.

Denny Playfield is a temporary, privately owned park facility featuring a small soccer field and basketball court. However, this site will soon be converted to commercial development and the North Downtown area's only space for active recreation will be lost.

Although there is consideration for acquiring a small park site in the eastern portion of Denny Triangle in 2004, there is no money available for park development at this time.

Figure 9. Existing and Planned Parks and Open Spaces.



Circulation Context and Plans

Major circulation routes and freeway connections have long produced major impacts on the North Downtown area. The City is now conducting a comprehensive transportation study to support the projected growth of the area. Project goals are to improve mobility and access for pedestrians, transit, bicycles, and vehicles within and between South Lake Union, surrounding neighborhoods, and downtown Seattle. A major emphasis of the study is the improvement of the Mercer Street corridor. Current plans call for the redevelopment of Mercer Street to provide a two-way connection between Seattle Center and Interstate-5. In this scenario, Valley Street would be converted to a smaller, park and pedestrian-compatible roadway. Other components of the study are the reconfiguration of Westlake and 9th Avenues from one-way couplet to two-way streets and new grade-separated crossings over Aurora Avenue N at Thomas and/or Harrison Streets.

The ongoing transportation study is also looking for ways to enhance bicycle and pedestrian access within the area. Current proposals are shown in Figure 10 to the right.

Two mass transit projects are proposed or planned for the area:

- A streetcar system and subsequent streetscape improvements along Westlake Avenue and portions of Terry Avenue N, Valley Street, and Fairview Avenue N.
- A monorail route with stations along the 5th Avenue corridor.

Both projects would provide close connections to the existing bus tunnel and planned light rail stations in downtown.



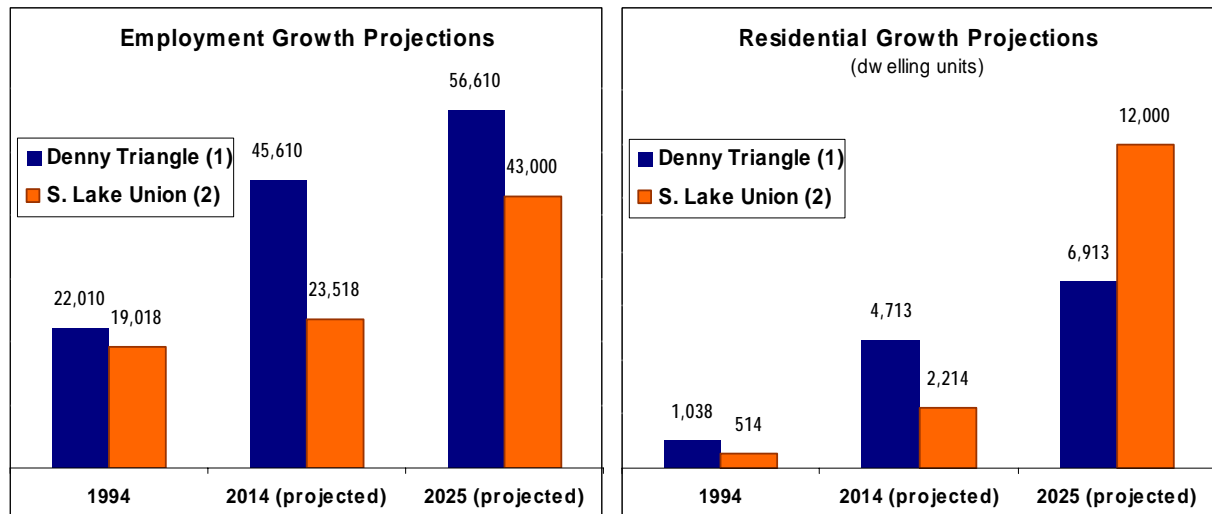
Figure 10. Transportation Projects.

Future Context

Growth Projections

A recent growth capacity model prepared for the South Lake Union projects 11,000 new housing units and 23,000 new jobs by 2025. Previous estimates from the 1994 Seattle Comprehensive Plan had projected much lower growth. Significant growth had already been projected by the Comprehensive Plan for the Denny Triangle: 45,610 total jobs and 4,700 residential units by 2014. Given new and planned construction in the area, these projections appear to be on-target. These projections are shown in Table 1 below.

Table 1. Residential and Employment Growth Projections



Notes:

1. Denny Triangle growth estimates are based on continuing the same growth rate as projected by the Seattle Comprehensive Plan for the period between 1994 and 2014.
2. South Lake Union estimates based on Heartland's projections in the South Lake Union Capacity Model memo dated October, 2003.

Future Land Use and Development Character

Along with this projected growth will be major changes in the development character of the planning area. For the Denny Triangle, planning participants and property owners envision more “Vancouver-Style” towers surrounded by a variety of open spaces. Closer to the Central Business District will be concentrations of commercial and office uses. Core areas of the Denny Triangle are likely to be a mix of residential and office uses – which will complement Cornish School.

The South Lake Union area is expected to be developed with low-rise to mid-rise buildings. Properties along the lakefront are expected to be mixed-use with an emphasis on commercial development, whereas the core area of South Lake Union between Mercer and Thomas Streets, Westlake Avenue and Fairview Avenue N is already becoming the hub for bio-tech uses. The Cascade neighborhood will remain a mixed-use neighborhood with a focus on housing. With the proposed streetcar line and surrounding mix of bio-tech and residential uses, Westlake Avenue has the opportunity to become one of Seattle’s finest urban commercial streets. Furthermore, the area west of Westlake Avenue N, save for the Dexter Avenue N corridor, is likely to see significant new residential development integrated with a variety of street level commercial and office uses.



Figure 11. Projected Future Land Uses, Development Character, and Land Uses in the North Downtown Area.

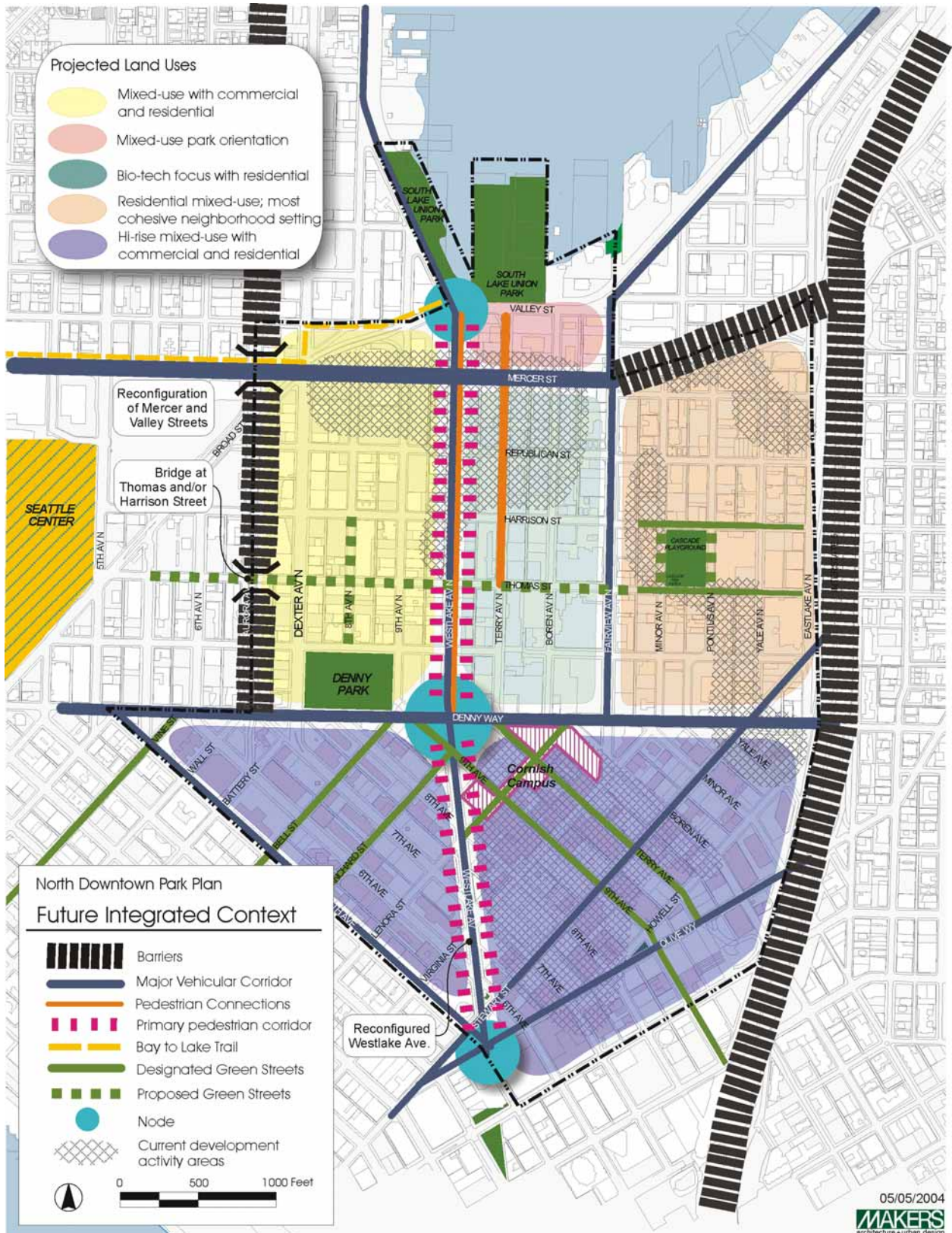


Figure 12. Future Integrated Concept of the North Downtown Area.

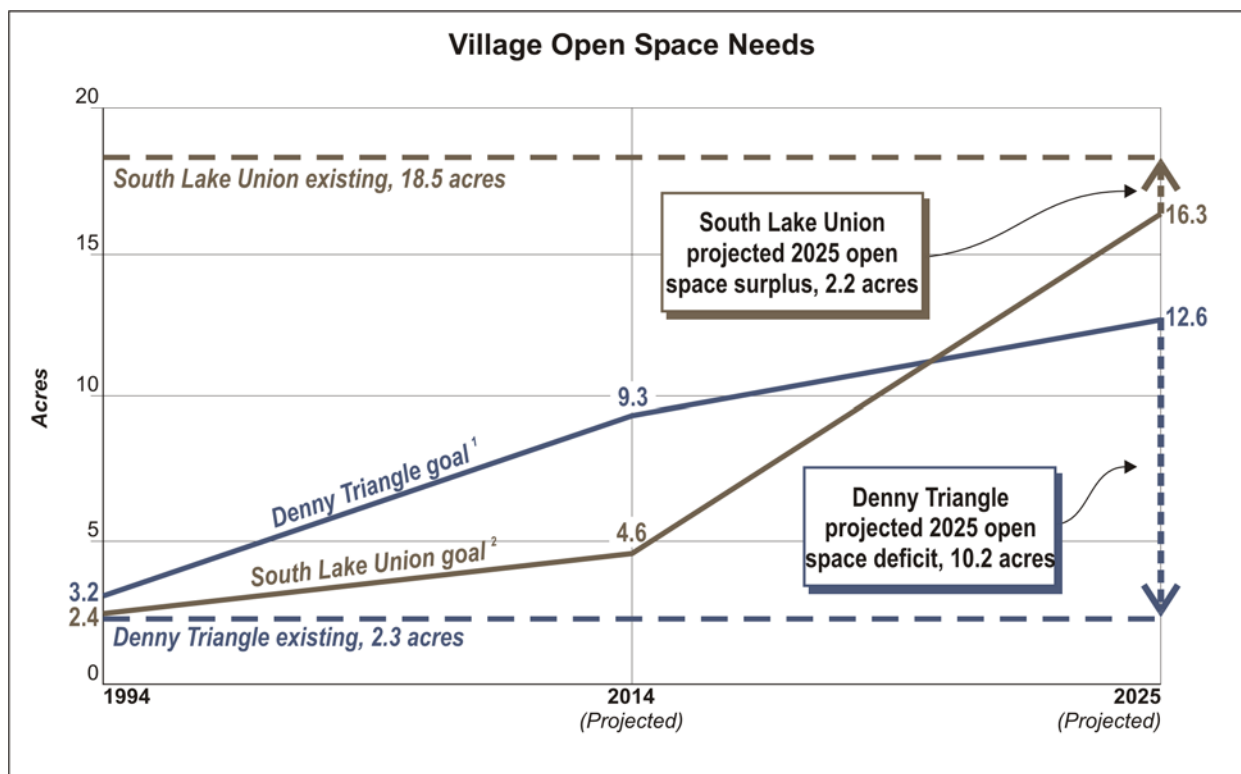
III. Park and Recreational Facility Needs

Needs Relative to Parks and Recreation Plan 2000 Goals

The Park and Recreation Plan 2000 (hereafter referred to as the Park Plan 2000) provides open space goals for Urban Villages based on household and employment population: one acre of Village Open Space per 1,000 households plus one acre per 10,000 jobs. Such Village Open Space must be at least 10,000 square feet in size, accessible to the public, and usable for recreation and social activities.

The combined North Downtown area will need 8 acres of open space by 2025 to meet Parks Plan 2000 goals given population and employment estimates. According to Table 2, South Lake Union would maintain a small surplus of open space by 2025, but Denny Triangle would have a deficit of more than 10 acres of open space if no new open spaces are added by 2025.

Table 2. Village Open Space Acreage Needed for Residential & Employment Populations



Notes:

1. Denny Triangle 2025 estimates based on continuing the same growth rate as projected by the Seattle Comprehensive Plan for the period between 1994 and 2014, which was 184 new units per year.
2. South Lake Union 2025 estimates based on Heartland's projections in the South Lake Union Capacity Model memo dated October, 2003.

Table 3. Village Open Space Acreage Required for Residential and Employment Populations

	Denny Triangle	South Lake Union	North Downtown Total
Existing Village Open Space²	2.3 acres	18.5 acres	20.8 acres
1994 Open Space Goal for Households and Jobs ¹	3.2 acres	2.4 acres	5.6 acres
Open Space Needed by 2005 to Meet Goal	0.9 acre	0 acres	0 acres
2014 Open Space Goal per Projected Jobs and Households ³	9.3 acres	4.7 acres	14 acres
Open Space Needed by 2014 to Meet Goal	7 acres	0 acres	0 acres
2025 Open Space Goal per Projected Jobs and Households ^{4 and 5}	12.5 acres ⁴	16.3 acres ⁵	28.8 acres^{4 and 5}
Open Space Needed by 2025 to Meet Goal	10.2 acres	0 acres	8 acres

Notes:

1. Goal as stated in the Park Plan 2000 is 1 acre per 1,000 residents plus 1 acre per 10,000 employees.
2. Village Open Space is defined in the Parks Plan 2000 as a dedicated open space of at least 10,000 square feet in size, publicly accessible, and usable for recreation and social activities
3. Projections are from the Seattle Comprehensive Plan, 1994.
4. Denny Triangle estimates based on continuing the same growth rate as projected by the Seattle Comprehensive Plan for the period between 1994 and 2014, which was approximately 184 new residential units per year plus 1,000 new jobs per year.
5. South Lake Union estimates based on Heartland's projections in the South Lake Union Capacity Model memo dated October, 2003.

Conclusions and Considerations (Park Needs)

While these quantitative figures do not take into account the quality and performance of existing open spaces, they do show a significant shortage of open space, specifically in Denny Triangle.

Assessing future park needs is complicated by several factors. For one thing, the North Downtown area's open space and recreational needs are different from other Urban Villages in the city. The growth projections and City Vision call for an increasingly diverse mix of user groups, including office workers, bio-tech employees, residents, and tourists. This emerging population will require a variety of park and recreation facilities. There are also a number of important regional resources, such as Seattle Center, Elliott Bay, and Lake Union, which serve local populations but are either outside downtown boundaries or are difficult to quantify. Nevertheless, a substantial increase in both the amount and variety of open space resources will be needed to serve the North Downtown area's projected 2025 employment and residential population.

There are numerous physical barriers throughout the North Downtown area that make it difficult to access existing open spaces. Pedestrian and bicycle connections need to be improved to South Lake Union Park and all City parks to optimize our resources.

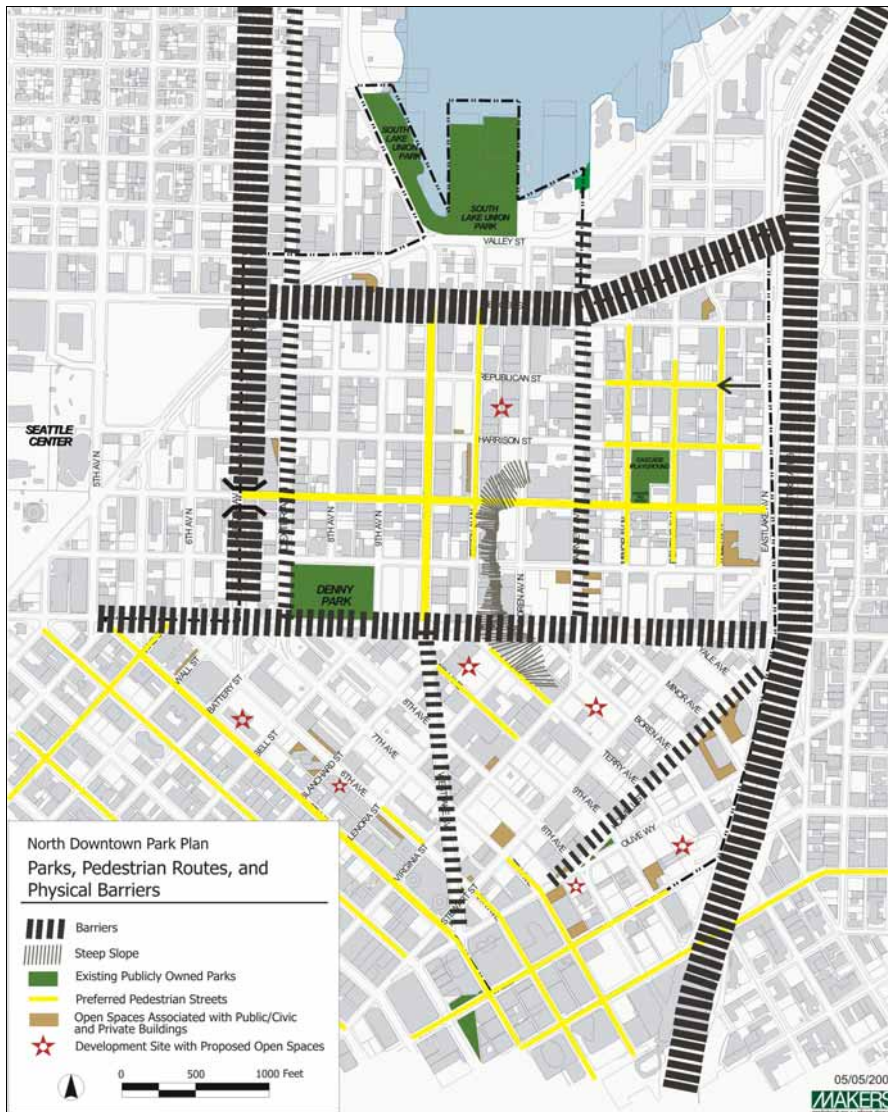


Figure 13. Illustrating How Existing Roadways and Other Physical Barriers Impact Pedestrian Connectivity in the North Downtown Area.

To assess more specific needs, the planning team conducted two working sessions with key developers, stakeholders, and City staff to gather input, reviewed current resources, consulted neighborhood plans, reviewed park and recreation planning research, and interviewed property owners. Work was reviewed by an oversight committee, for evaluation of relative priorities for new facilities. Based on this evaluation, the following park and recreational needs are recommended:

- Large active open space
- Neighborhood parks (Denny Triangle)
- Community center facilities (including a gymnasium)
- Sports courts
- Children's play areas
- Off-leash dog areas
- Urban plazas
- Community gardens
- Trails and other bicycle/pedestrian connections

The following pages describe the definition, current conditions, need, and goals for these desired park and recreational facilities for the North Downtown area.

Large Active Open Space

Description: Large, flat open spaces (at least one acre in size) that provide opportunities for active recreational uses:

- Field sports such as soccer, baseball, or softball
- Open turf areas available for informal recreational.

Existing and Planned Sites:

- Privately owned Denny Playfield contains a programmed soccer field. However, plans have been submitted to convert the property to commercial development.
- Planned improvements for both South Lake Union Park and Cascade Playground include non-programmed turf areas that are at least one acre in size.
- Denny Park includes extensive turf areas, but topography and trees prevent the park's use as an informal sports field.

Need per Parks Plan 2000: Sports fields within 1-2 miles of every household. Compliance status:

- Sites on Capitol and Queen Anne Hills are within 1-2 miles of the planning area. However, these fields are booked on an ongoing basis and difficult to get to.
- Large informal areas not specifically defined in the Parks Plan 2000, but recognized as one of many types of Urban Village Open Space.

Discussion of Need and Obstacles:

- Sports fields are recognized as a regional facility.
- Sites are very expensive due to the high cost of land in the planning area.
- There is a strong desire for such a site. The popularity of Denny Playfield has proved this.
- There is a perceived need for a site to attract families to the area. Also, the use would complement Cornish College and Biotech uses.
- Active recreational needs have and will evolve. Informal spaces may be most useful at this point.

Goal:

- Replace acreage and uses lost by the displaced Denny Playfield (approximately 2 acres). The site could be anywhere within the planning area, or a site outside of the planning area, but within easy bicycle or pedestrian access from the planning area.



Figure 14. Sports Fields.



Figure 15. Open Space for Informal Recreational Activities.

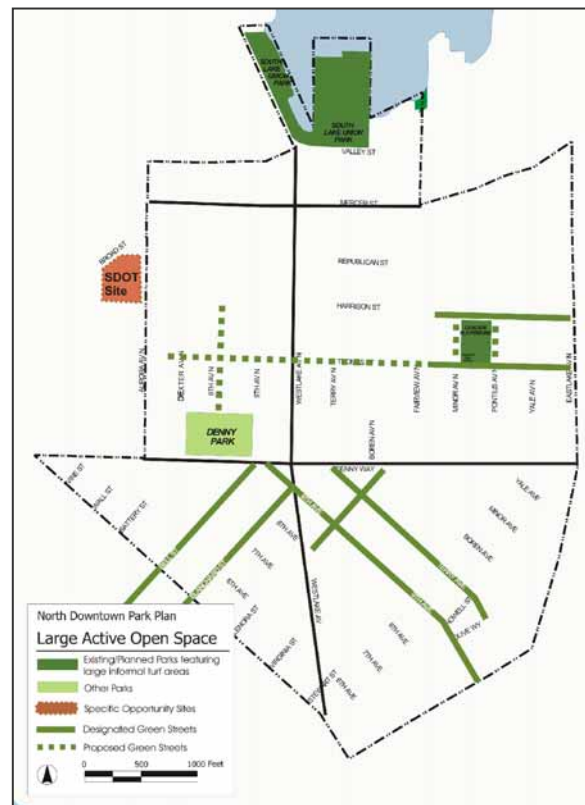


Figure 16. Large Open Space Opportunities.

Neighborhood Park (Village Commons)

Description: A usable open space at least one-acre in size that functions as a neighborhood park and containing a variety of uses and activities. The site should be flat or terraced and sited in a location accessible to neighborhood residents.

Existing and Planned Sites:

- Due to their size, South Lake Union Park, Denny Park, and Cascade Playground all qualify as neighborhood parks per Parks Plan 2000 definition, but only Cascade Playground functions as a neighborhood park.
- There are no sites in Denny Triangle.

Need per Parks Plan 2000: All Urban Villages should contain at least one neighborhood park.

Compliance status:

- South Lake Union meets this need; Denny Triangle does not.

Discussion of Need:

- There is a strong need for sites in Denny Triangle
- Denny Park is a significant resource and has the opportunity to become a productive neighborhood park.
- Despite improvements, South Lake Union Park will function more as a regional park rather than a neighborhood park.

Goal:

- Two new neighborhood parks in Denny Triangle; one on each side of Westlake Avenue.
- Upgrade Denny Park (see Action B-1 in Section IV) to better function as a “neighborhood park” for the western portion of South Lake Union and other nearby properties.



Figure 17. Cascade Playground Functions Well as a Neighborhood Park.

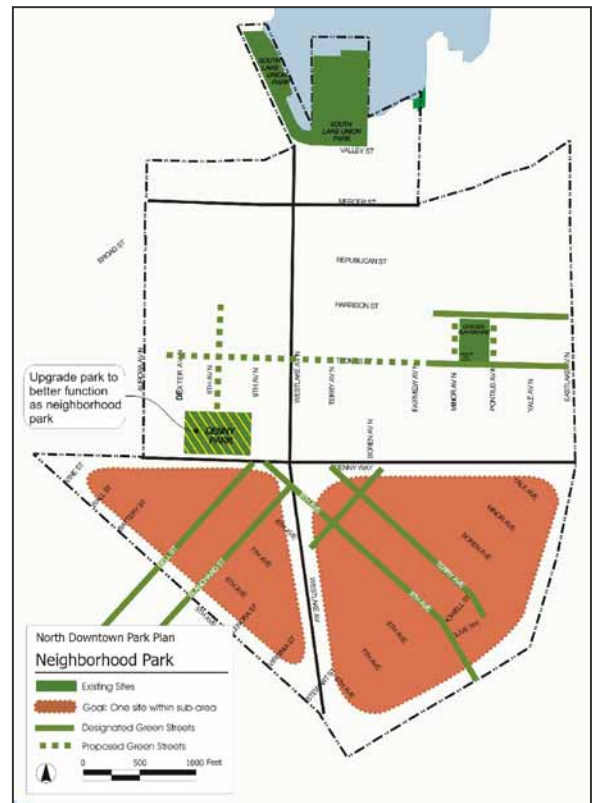


Figure 18. Neighborhood Park Goals.

Description: A desirable configuration includes approximately 20,000 SF of indoor space with a balanced combination of multi-purpose activity and gymnasium space. Ideally, outdoor space should be nearby.

Existing and Planned Sites:

- There is a proposed Belltown neighborhood center, nearby, which includes meeting rooms and some other components of a community center, but not a gymnasium.
- The Armory building is being renovated as part of the ProParks South Lake Union Park redevelopment and will include community center-like facilities.

Need per Parks Plan 2000: One community center per urban center is desirable, while one such space within 1-1/2 miles of every household is acceptable. Compliance status:

- No sites within the planning area.
- 3 sites are within 1-1/2 miles of all or parts of the planning area, but all are difficult to get to.

Discussion of Need and Site Development:

- Strong desire for at least one site.
- There is a deficit of sites not just in the planning area, but in all of downtown.
- Since these facilities can be sited indoors, there are opportunities to integrate such facilities with new development. New community center in the International District will be a good case study.
- Private indoor facilities can alleviate some of the need.

Goal:

- One full-service community center (including a gymnasium; or
- A combination of facilities that include at least one gymnasium space and a facility for multipurpose activities within the planning area.
- A site within Denny Triangle or other site within close proximity to Belltown would be the first preference for a facility with a gymnasium.

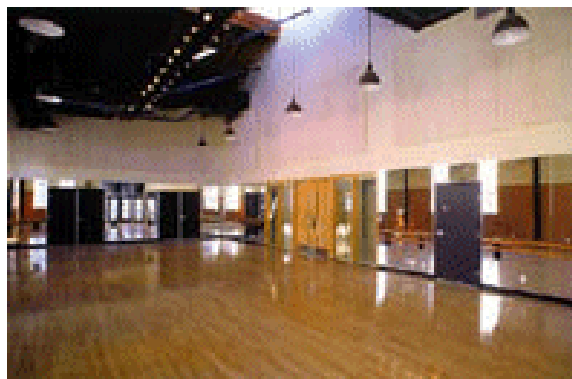


Figure 19. Gymnasium Space.

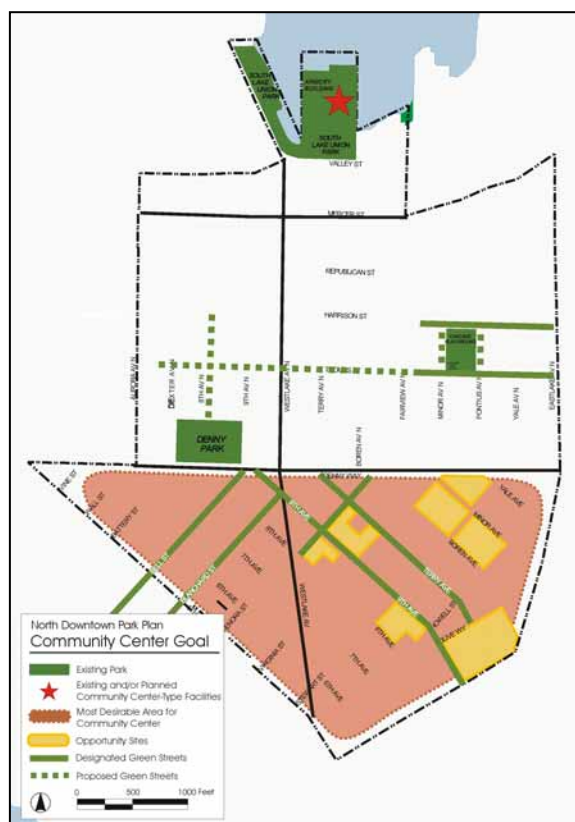


Figure 20. Community Center Siting Goals and Opportunity Sites.

Sports Courts

Description: Sports courts include basketball, volleyball, and tennis courts, skateboard parks, and other similar active recreational uses that require a similar amount of space. The minimum size for a site would be 2,500 square feet (accommodates a mini half-basketball court).

Existing and Planned Sites:

- Privately owned Denny Playfield contains one basketball court. However, plans have been submitted to convert the property to commercial development.
- There is an existing skateboard park at Seattle Center.



Figure 21. Sports Courts.

Need per Parks Plan 2000: Basketball courts are desirable within 1 mile of residential areas. Volleyball courts are desirable in each sector of the city. A 4-court outdoor tennis complex is desirable at or near each community center or when sited in response to strong community support. Compliance status:

- Outside of temporary Denny Playfield, there are no basketball courts in the planning area. However, there are courts within 1-mile of the planning area.
- Although there are no volleyball courts in the planning area, there are courts in the west sector of the City.
- There are tennis courts within 1-2 miles of the planning area.

Discussion of Need and Site Development:

- Such facilities are important in the development of healthy urban residential neighborhoods within the planning area – particularly basketball courts.
- Whereas tennis and volleyball courts are often more effective when grouped, basketball courts can be split up effectively as individual courts, or even half or mini courts and serve community needs.
- Sports courts, including skateboard parks, could be effectively combined with other types of open space and recreational facilities to create to generate a diversity of ongoing activity as desired.
- Since they occupy a smaller piece of land than sports fields, there are more opportunities for sports courts in the planning area.

Goal:

- One site in each sector of the planning area. A half-court basketball court would qualify as a full site.

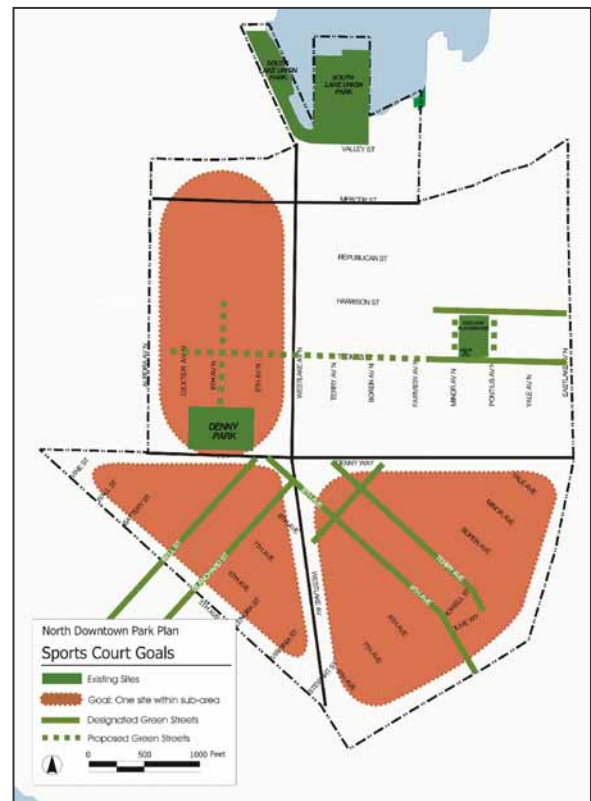


Figure 22. Sports Court Goals.

Description: This can be a neighborhood play area or a destination play area with playground facilities for children generally between the ages 2-11. Sites should include play equipment and sitting areas. Water play features could be integrated into the site, where desirable.

Existing and Planned Sites:

- Cascade Playground currently includes a children's play area.
- A water play feature is planned as part of the South Lake Union Park improvements.
- Nearby Seattle Center includes recreational amenities for children.



Figure 23. Children's Play Area.

Need per Parks Plan 2000: Sites desirable within ½ mile of residential areas with at least 100-200 resident children ages 2 to 11 and/or in areas with several day cares or pre-schools.

Compliance status:

- Most of the planning area is within ½ mile of Cascade Playground.

Discussion of Need:

- There will be a growing need for sites in order to attract more families to the planning area.
- Since sites don't need to be very large, they can easily be combined with other facilities.

Goal:

- One play area each in the west sector of South Lake Union and the east sector of Denny Triangle and two play areas in the west sector of Denny Triangle. This equates to one children's play area within ¼ mile of all sites within the planning area.



Figure 24. Children's Play Area Goals.

Urban Plazas

Description: Open spaces that combine hard surfaced areas with landscaping components. Sites should be visible, welcoming, and integrated with the adjacent building(s).

Existing and Planned Sites:

- Several existing sites in Denny Triangle associated with office towers.
- Multiple sites are planned as part of office development in South Lake Union and Denny Triangle.

Need per Parks Plan 2000: Urban plazas are one of many different types of Urban Village Open Spaces that will be needed to make up the projected North Downtown deficit of 8 acres by 2025.

Discussion of Need:

- Sites are particularly important in commercial areas for socializing, relaxing, and urban relief.
- Under development regulations over the past twenty years, the majority of privately created open spaces in the greater downtown area have been urban plazas. While there will be a continued need for sites, there is a desire to create a greater variety of open spaces – not just in the planning area, but in all of downtown.
- Design of sites is extremely important.

Goal:

- Highest priorities for urban plazas are along the streetcar route (Westlake Avenue and Terry Avenue N), in Denny Triangle with office tower development, and to a lesser extent, with biotech and other office development in South Lake Union.
- Where possible and desirable, combine sites with other types of open spaces and uses.



Figure 25. Urban Plaza Spaces.

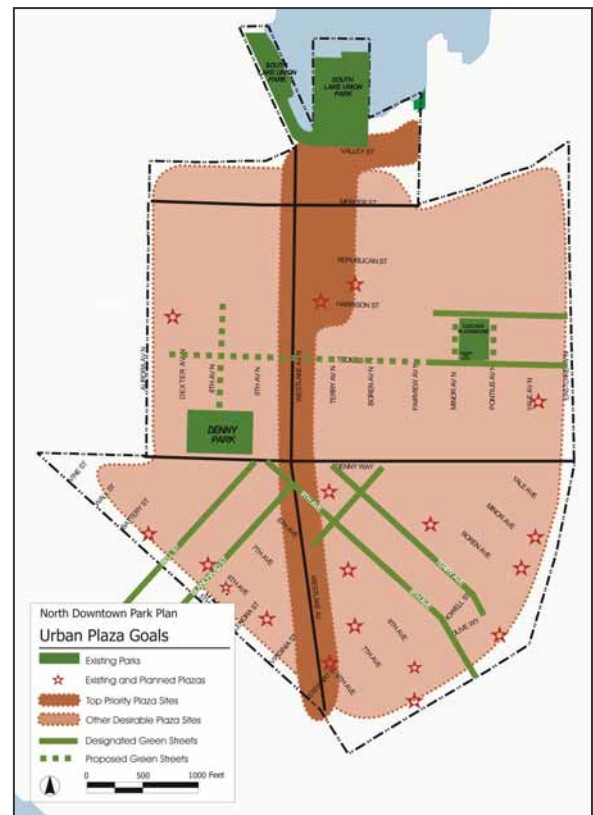


Figure 26. Urban Plaza Goals.

Definition: Off-leash dog areas contained with fencing that may also including pathways, benches, kiosks, drinking fountains, or other park furniture appropriate to the site.

Existing and Planned Sites:

- No sites currently in the planning area
- Nearby Regrade Park in Belltown was recently reconstructed as an off-leash dog park; it is within a half-mile walk of most of Denny Triangle and parts of South Lake Union.



Figure 27. Off-Leash Dog Area.

Need per Parks Plan 2000: Sites are desirable in all sectors of the city. Compliance status:

- Nearby Regrade Park is in the west sector of the city.

Discussion of Need:

- There will be a growing need for sites in the planning area to attract residents.
- There is a desire for small sites oriented towards neighborhood use.
- The use could be on its own or combined with other facilities.

Goal:

- One site in each sector of the planning area (except for the western sector of Denny Triangle, which is in close proximity to Belltown's Regrade Park). This equates to one off-leash dog area within ¼ mile of all sites within the planning area.

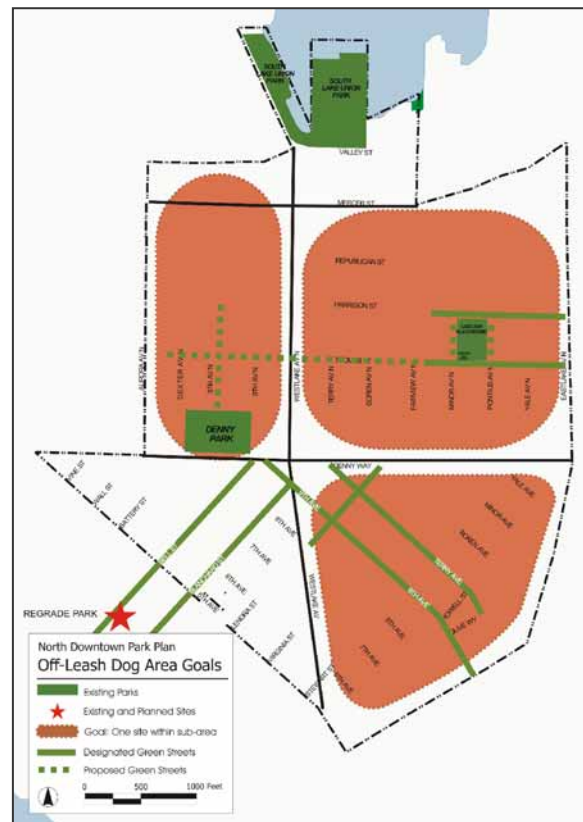


Figure 28. Off-Leash Dog Area Goals.

Community Gardens

Description: This includes garden areas maintained by community members. Sites are typically enclosed with fencing.

Existing and Planned Sites:

- One site at Cascade Playground.

Need per Parks Plan 2000: One site for each 2,500 households in urban villages. Compliance Status:

- Planning area meets current goal since there is one site in South Lake Union and less than 2,500 households in Denny Triangle.
- Four more sites will be needed by 2025 in the planning area (2 in SLU and 2 in Denny Triangle).

Discussion of Need:

- Sites are desirable – particularly where close to residential areas.
- While community gardens are seen as a positive thing, they can be seen as a restricted use of space – particularly given the high cost of land.
- While participants did not demonstrate a great need for additional community gardens, demand should be monitored over time.

Goal:

- One site in each sector of the planning area. This equates to one community garden within ¼ mile of all sites within the planning area.



Figure 29. Community Gardens.

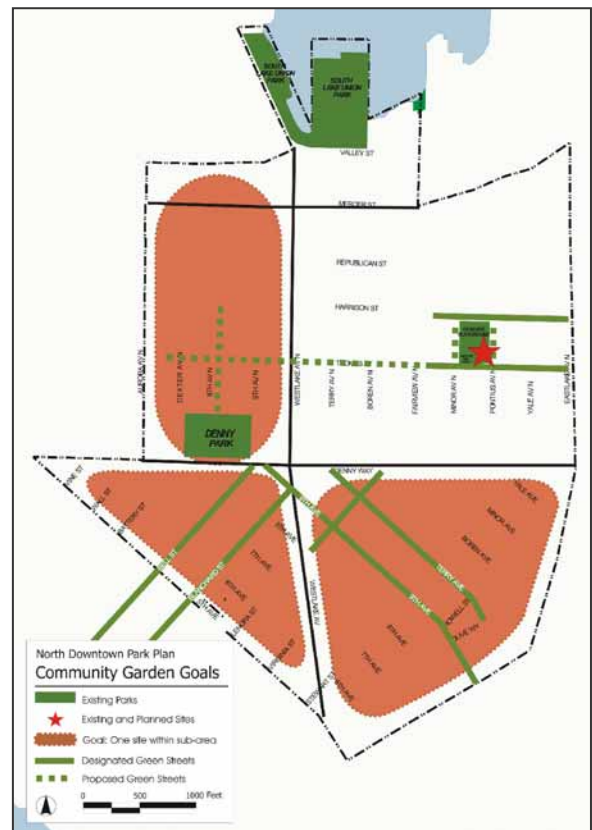


Figure 30. Community Garden Goals.

Description: Multi-purpose pathways for pedestrians and cyclists, improved Green Streets, designated bicycle routes, and other pedestrian-friendly routes.

Existing and Planned Connections:

- The new Lake Union Trail parallels the western shoreline of Lake Union to South Lake Union Park. There are plans to extend this pathway through the park towards Fairview Avenue N.
- There is a network of designated Green Streets within the planning area (see Figure 31), but only a small fraction of the streets feature Green Street improvements. These streets are intended as linear open spaces to encourage neighborhood activity and a sense of identity. Besides providing excellent pedestrian routes, Green Streets will be priority locations for neighborhood-oriented open spaces. Section IV includes guidelines for parks and open spaces located on Green Streets, and recommendations for implementing the City's Green Street program.
- Dexter Avenue N and Eastlake Avenue N are the primary bicycle routes through the planning area. Both routes link points north with the downtown area. Bicycle lanes are proposed for Fairview Avenue N north of Valley Street (not yet funded).
- A grade-separated crossing at Aurora Avenue N is proposed for either Harrison or Thomas Street to facilitate improved bicycle and pedestrian movement between South Lake Union and Seattle Center (not yet funded).
- The planned Bay to Lake Trail will include bicycle and pedestrian facilities and link South Lake Union Park with Elliott Bay via Valley Street, Roy Street, Dexter Avenue N, and Thomas or Harrison Street (not yet funded).

Need per Parks Plan 2000: Create an interconnected system of primary and secondary trails throughout the city.

Discussion of Need:

- Critical need for stronger pedestrian connections to existing park and recreational facilities. Safer street crossings are needed at numerous sites throughout the planning area.
- Strong interest in off-street trails for the planning area – particularly for South Lake Union. Participants acknowledged that the street grid minimizes opportunities for a continuous multi-purpose pathway and thus stressed the importance of implementing the Bay-to-Lake Trail.
- Desire for continuous, safe, and attractive walking routes. Streets such as Denny Way now represent breaks in continuity.
- Green Streets should be implemented as a connective network for neighborhood activity.
- Desire for a “loop” walking route(s) within the planning area. Designated Green Streets, key commercial streets such as Westlake Avenue, and the Bay-to-Lake and Lake Union Trails provide great opportunities to build upon in establishing loop walking routes within the planning area. Routes that provide connections to attractions in neighboring areas are also desirable.
- The proposed Aurora Avenue N crossing at Harrison or Thomas Street is critical to enhance east-west bicycle and pedestrian access through the planning area and to Seattle Center and points west.
- North-south bicycle links are important. Dexter Avenue N is a critical link into downtown and should be connected with a safe route to South Lake Union Park. Eastlake Avenue N is another key route and should be maintained and enhanced to the extent possible. Future street improvements should enhance bicycle access within and through the area to the extent possible (while balancing goals for pedestrian access and on-street parking).

Goals:

- Implement the Bay to Lake Trail and Lake Union Trail as planned.
- Develop and implement Green Street improvement plans on existing and proposed Green Streets.
- Identify and enhance loop walking routes within and/or through the planning area.
- Implement the proposed grade separated crossing of Aurora Avenue N at Thomas or Harrison Street.
- Enhance pedestrian crossings on major arterials, notably Mercer Way near South Lake Union Park and Denny Way adjacent to Denny Park and at Westlake Avenue and Fairview Avenue N.
- Upgrade pedestrian access along the Denny Way corridor.
- Upgrade pedestrian access along Westlake Avenue and Terry Avenue N in conjunction with streetcar and private development.

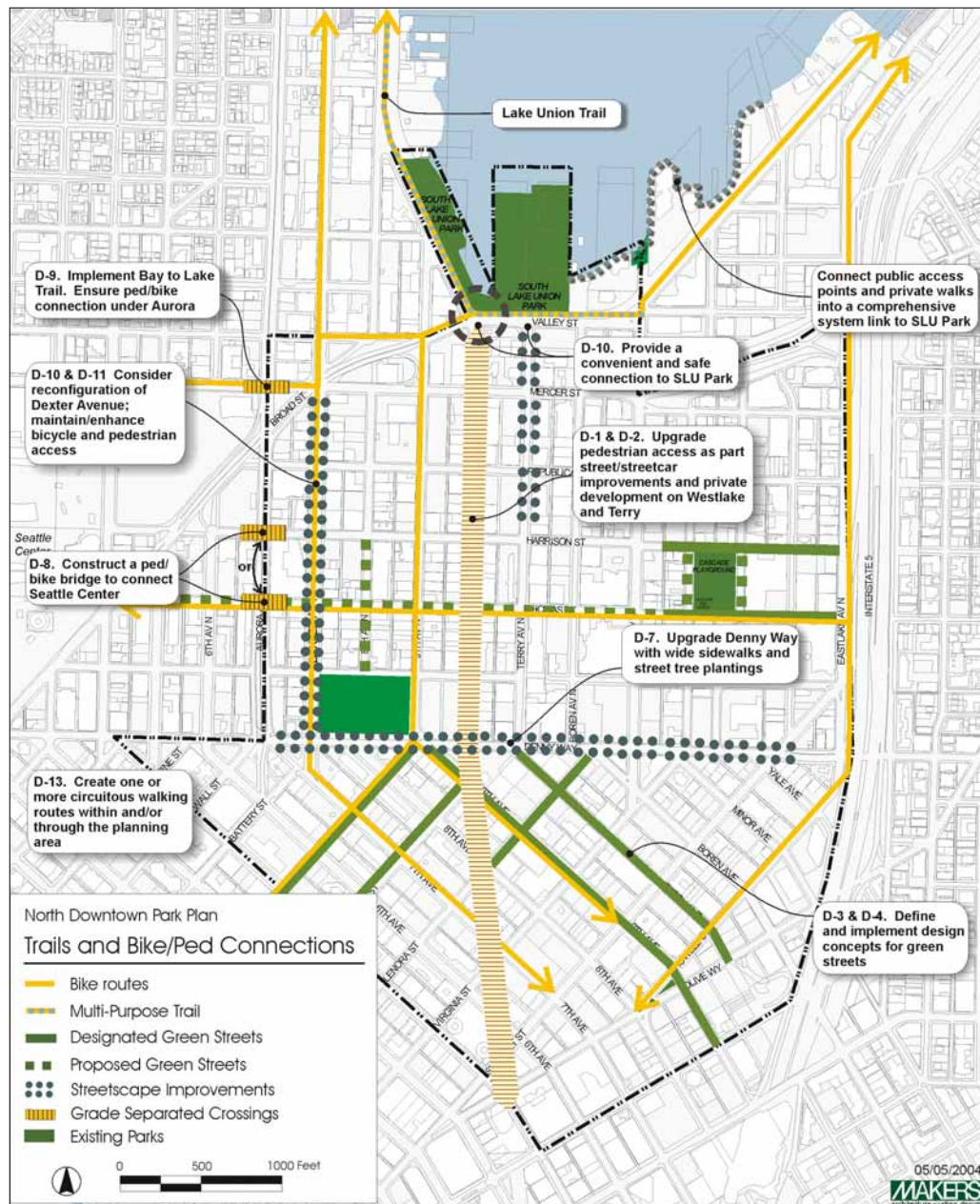


Figure 31. Trail and Bicycle/Pedestrian Connection Goals.

IV. Implementation Plan

Comprehensive Strategy

Efforts to achieve park, recreation, and open space goals in Seattle's North Downtown area must account for several conditions. First, the City currently has limited acquisition and development resources, and land in this rapidly developing area is very expensive. Therefore, large-scale acquisition of land for open space will require creative, proactive, and coordinated public and private efforts. At the same time, the City and developers need to act proactively if an opportunity for a desired site arises. If an opportunity is missed, it is unlikely that there will be a second chance.

Secondly, there are currently a number of ways the City works with private developers to construct open spaces for public benefit. These programs provide an opportunity to achieve accessible open space through private efforts. This opportunity is enhanced by the fact that much of the land in North Downtown is owned by large land holders, providing the developer the ability to combine open space credits, incentives, and requirements into a substantial open space rather than into a number of small plazas scattered throughout the area.

City and County programs that have the potential to generate open space include:

- Open space requirements for residential and office development.
- The County Transfer of Development Credits Program.
- The City Transfer of Development Rights Program.
- Land "trades" for street and alley vacations.
- "Fee-in-lieu of" option for open space requirements.
- The Development Bonus Program.

Thirdly, while there is not substantial funding at the present time, Parks & Recreation is investing significant funds into the transformation of South Lake Union Park and renovation of Cascade Playground with ProParks Levy Funds and private contributions. ProParks Opportunity Fund monies are being held in reserve for land acquisition in Denny Triangle. The City is making a substantial commitment to the area in terms of transportation and utility investment. As noted in Section II, the substantial street and transit improvements will significantly change the area's circulation patterns. In addition, City Light is looking for two substation sites in the area, and King County Metro is planning substantial development on the existing Convention Center Station site. This activity provides the opportunity to enhance access to existing and proposed parks and the possibility of including parks and open space facilities as part of the public infrastructure projects.

Finally, the City, property owners, and community's vision for the area is unique in that it includes an intense, wide-ranging mix of uses and a dynamic, diverse population with a variety of occupations, interests, and life-styles. This means that traditional formulas for open space and recreation facilities may not apply in emerging North Downtown neighborhoods.

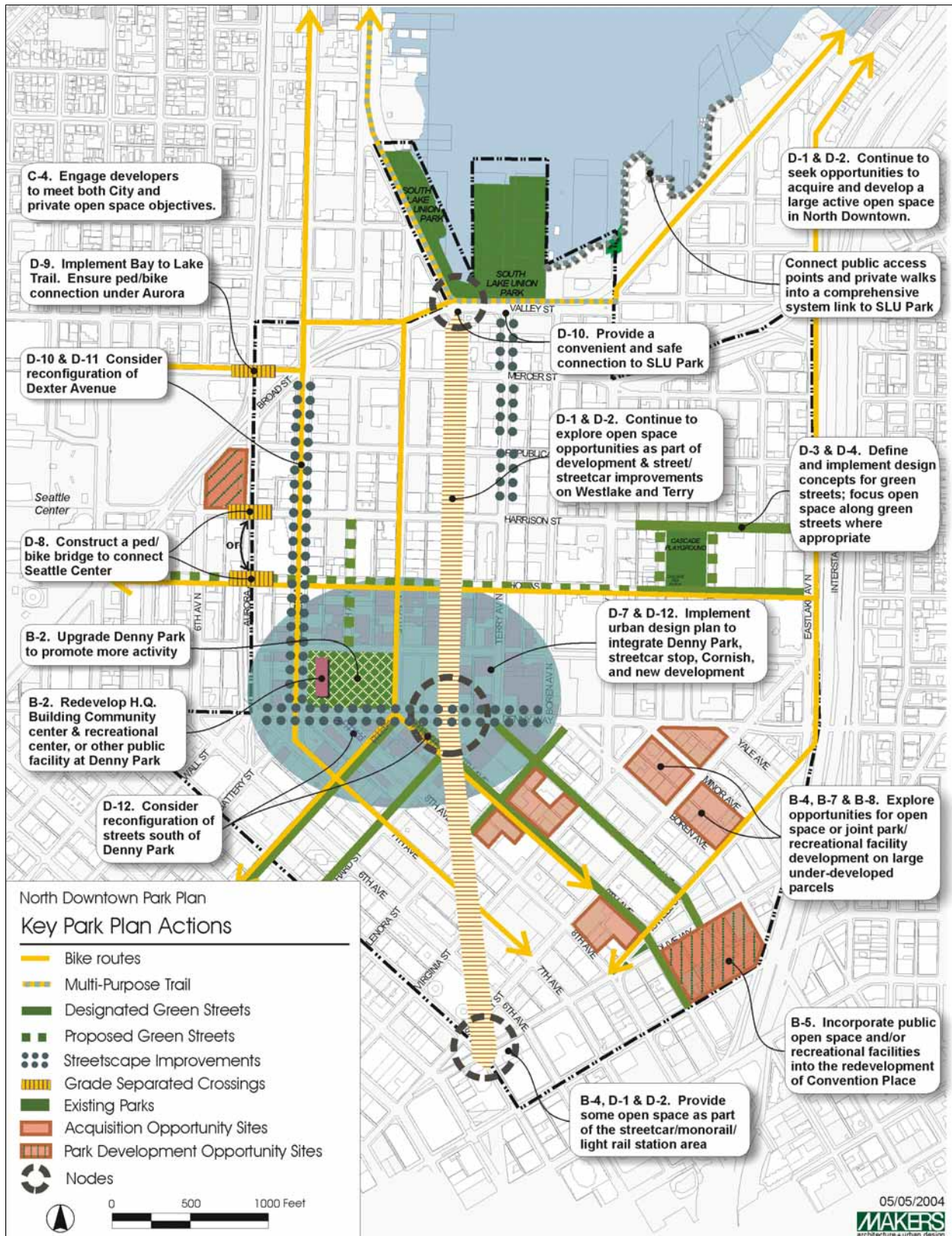


Figure 32. Recommended Actions.

Taken together, these conditions suggest a strategy that is **opportunistic, multi-dimensional, and integrated**. Parks & Recreation will need to conserve its resources to take advantage of opportunities that arise. Staff should continue current efforts to work proactively with land owners to explore park acquisition and joint projects. At the same time, Parks & Recreation should look for opportunities to maximize the benefits of existing facilities through joint-use and redevelopment.

Because there is not sufficient money to acquire and develop the desired facilities, Parks & Recreation must consider a variety of implementation techniques, including regulatory and incentive measures, leveraging of transportation improvements, and joint projects with other departments. New projects should be multi-dimensional, not only in the way they are achieved, but also by combining a variety of uses and accommodating a number of user groups in a single facility.

The conditions noted above also make it essential that Parks & Recreation work with other City and County departments to combine efforts and realize multiple benefits.

The comprehensive implementation strategy that emerges from these factors emphasizes the following categories of activities:

- Address strategic priorities and guidelines for acquisition and development.
- Improve current assets and acquire new open space and recreational facilities to meet targeted needs.
- Achieve specific recreational open space and facilities as part of private development through regulatory, incentive, and public/private partnership programs.
- Work with Seattle Department of Transportation (SDOT), Seattle Public Utilities (SPU), and Department of Planning and Development (DPD) to achieve parks and open space goals through other transportation, planning, and capital improvement efforts.

Specific recommendations in these categories are described below and illustrated in Figure 32 opposite. A summary table listing all of the recommended actions is in the Executive Summary.

A. Guidelines for Parks and Open Space

Parts A and B of this section translate the needs analysis in Section III into location criteria and development guidelines for parks, open space, and recreational facilities in North Downtown. It is intended that City staff will consult the following guidelines and the location criteria in Part B of this section when evaluating property for acquisition and reviewing proposed park designs. Staff will also use them when reviewing permits for proposed private open space and recreational facility proposals that are required by city code or as part of a development incentive or land trade agreement.

A-1 Address the following guidelines when developing parks and recreation facilities.

1. When programming the uses for an applicable park and recreational facility, refer to Table 4 and endeavor to include at least two of the high-priority uses in the improvement. A mix of uses at each facility is encouraged to increase use and human activity, to expand the hours of usage, and to optimize the benefit from an individual asset.
2. All applicable open spaces should be sited to receive direct, year round sunlight at noon, if possible. This is especially true of areas with predominantly passive activities such as seating and picnicking. Direct sunlight is less important, although desirable, in active areas such as sports courts and off-leash areas.
3. If the site fronts on a designated Green Street or Principal Pedestrian Street in a Pedestrian-Designated Zone and Table 4 (in Part B of this section) indicates that the applicable park or recreational facility is desirable on such a street, then the applicable facility should be oriented to that street unless the City finds that there is a compelling reason to the contrary.
4. All applicable facilities must comply with the Americans with Disabilities Act.
5. All applicable facilities should be directly physically and visually accessible from the adjacent street. Depending on the type of uses and design character, the open space may either be directly integrated with the sidewalk or separated by an appropriate enclosure with one or more prominent entries.
6. All applicable facilities should be integrated with adjacent transit stops by, at a minimum, providing physical and visual access from the transit stop area.
7. All applicable facilities should adhere to Crime Prevention Through Environmental Design (CPTED) criteria.

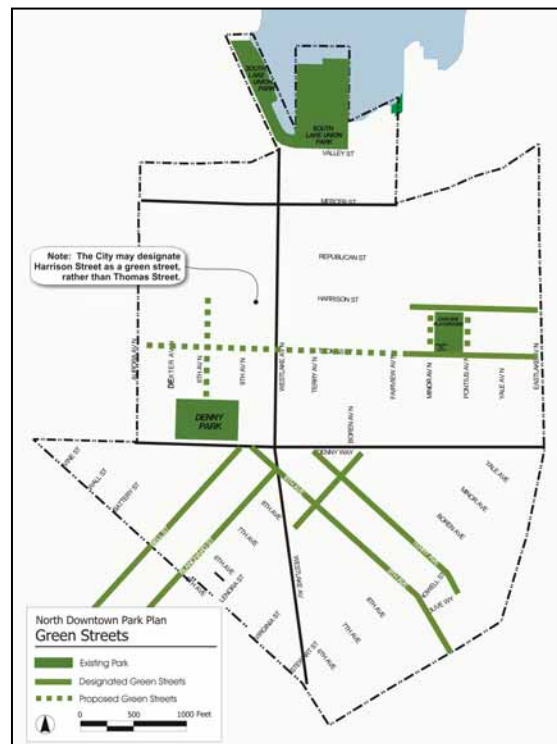


Figure 33. Existing and Proposed Green Streets.

8. Where possible, open space adjacent to, or near, other open spaces should feature complementary uses and appropriate circulation. Combining open space on adjacent parcels is generally desirable. Safe, well-lit pedestrian connections – especially through-block connections – are encouraged and should be a feature of open space planning on full-block developments.
9. When administering regulatory and incentive programs, engage developers to meet both public and private open space objectives by encouraging coordinated open space development and coordinated public/private improvements.
10. Consider adjacent land uses in park location and design. Ensure that park design and activities are compatible as much as possible with adjacent uses. Where possible, integrate parks with adjacent properties in terms of circulation patterns, spatial layout, and design character.
11. Address the following guidance regarding Green Streets.
 - (a) Green Streets are intended to:
 - Serve as landscaped open spaces connecting the surrounding neighborhoods
 - Foster and focus pedestrian and neighborhood activity
 - Create a sense of neighborhood identity
 - Integrate buildings and open spaces into a more unified whole
 - (b) As opposed to larger streets such as Westlake Avenue, Stewart Street, and Denny Way, which are intended to be attractive and continuous thoroughfares, Green Streets are more neighborhood oriented, intimate, and activity focused. Given this direction, parks on, or connected to, Green Streets should conform to the following guidelines:
 - Open spaces and public facilities should enhance neighborhood circulation by connecting directly to Green streets and, if possible, provide a mid block connection.
 - Open spaces should enhance approaches and entries into buildings.
 - Open spaces should include pedestrian elements and features to attract a wide variety of users.
 - Open spaces should be visible from the street. In most cases, integration of the open space with the sidewalk will be desired. However in some cases, such as an off leash area, children's' playground or enclosed oasis type space, some separation between the park and the street may be preferred.
 - A variety of open spaces is desired; therefore, new open spaces should not duplicate existing spaces but provide different settings and activities.
 - The selection of landscape elements such as plant materials, paving, lighting, and site furniture should consider those elements of the Green Street streetscape. In some cases, it may be best to integrate or extend the streetscape elements; in other cases complimentary or contrasting elements may be preferred.
 - Weather protection and other measures should be considered to extend park use.
 - Park designs that create gateways to a neighborhood are encouraged.
 - Parks and open spaces should include neighborhood defining elements such as art and signs.
 - Parks and open spaces should be ringed with active uses such as shops and restaurants, unless the park activities are incompatible with such uses. (E.g., a sports court might prevent access to a shop or detract from a restaurant atmosphere.) Where there is a conflict the public recreational use should have priority.
 - Parks and open spaces should include plenty of seating for resting and viewing park and street activity. Seating walls are encouraged to define spaces as well as provide informal seating.

B. Acquisition and Development

Cascade Playground and South Lake Union Park are significant resources that Seattle Parks & Recreation are in the process of upgrading. The principal Parks & Recreation asset without a specific improvement plan is Denny Park. Because Denny Park has such a high potential to fulfill a variety of open space functions and because site improvements would be a cost-effective way to increase public benefit, improving Denny Park is one of the highest priority actions in this plan.

While the improvement of Denny Park will add substantially to Parks & Recreation resources, new acquisitions will be necessary to meet the needs of new residents and workers.

Because land acquisition will be expensive, and because opportunities to purchase land often arise unexpectedly, it is necessary to have funds ready for purchase when the opportunity arises. The priorities and criteria for site acquisition listed below will help staff more efficiently evaluate prospective sites.

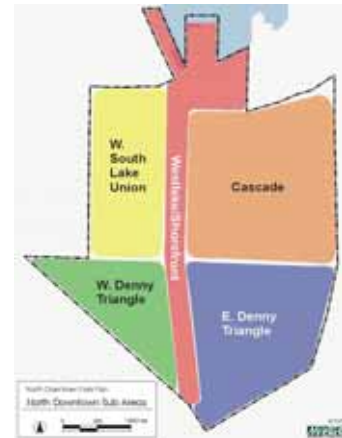


Figure 34. Subareas of North Downtown as Noted in Table 4.

B-1 Address the following priorities when acquiring and developing parks and recreation facilities and administering open space regulatory and incentive programs.

Table 4 identifies the relative acquisition/development priority for each type of park in each sector of North Downtown. Figure 39 identifies the location of each sector.

Table 4. Park Facilities Priorities

<ul style="list-style-type: none"> ● = High priority ○ = Priority = Not a priority or not feasible 	W. Denny Triangle	E. Denny Triangle	Cascade	W. South Lake Union	Westlake/Shorefront	Siting on Green Street	Siting on Pedestrian Street ¹
Large active open space ²		○		○		A	A
Sports courts ³	●	●	○	●		D	A
Off-leash area		●	●	●		D	A
Children's play area	● (2 sites)	●		●		D	A
Neighborhood park	●	●		●		D	A
Urban plaza	●	●	○	○	●	A	D
Community center with gym	●	●	●	●		D	A
Community gardens	●	○		●		A	U

Legend for Green Street and Pedestrian Street symbols: U = Undesirable D = Desirable A = Acceptable

Note:

- Pedestrian Streets are the primary streets within Pedestrian Designated Zones. Westlake Avenue is a possible candidate.
- Although a large active open space is a high priority goal for North Downtown, very limited opportunities for such a space exist at present. However, if such an opportunity arises, it would have top priority for immediate acquisition.
- Could include skateboard parks.

This chart's priorities are based on relative need assuming growth projections and facilities existing or funded in 2004. The development of new facilities and changes in growth may change the priorities. Maps on the following pages identify key acquisition and development strategies for each of the subareas within North Downtown.

B-2 Improve Denny Park.

Denny Park consists of 4.6 acres of sloped, grassy area with canopy trees and formal pathways. The Department of Parks & Recreation's headquarters building is located on the site. Currently there is little activity within the park except for people relaxing on benches and some day-care play sessions. Few pedestrian uses are located around the site, and heavy traffic along Denny Way on the south discourages access.

With so little public use, the park represents an underutilized resource that is centrally located to the district's projected growth. Therefore, this plan recommends redeveloping the park to encourage appropriate use, improving pedestrian access to the site, and considering remodeling and/or replacement of the headquarters building with a community center. However, the park's space is limited and will not be able to satisfy all needs.

Potential on-site improvements might include:

- Open plaza with seating for relaxing, informal gatherings, and performances.
- Sports courts, if space allows.
- Children's play area.
- Landscaping with trees and grass.
- Floral gardens and public art.
- An off-leash dog area, if space allows.

The suggested community center might include, at a minimum:

- Classrooms/multi-purpose rooms (and exercise rooms).
- Restrooms.
- Day-care center.
- Other facilities as identified.

A gymnasium would add considerable building footprint and may or may not be appropriate.

Steps to pursue this recommendation include:

1. Conduct a detailed site programming and master planning study for Denny Park.
2. Consider Denny Park improvements for a future bond measure.
3. Consider Denny Park improvements for funds secured from other sources, including private development agreements.
4. Implement the proposed urban design strategy integrating streets, pedestrians, open space, and development in the Denny/Westlake Node. As described in recommendation D-12 below.

B-3 Establish an account or fund into which money from various sources can be added.

A special account dedicated to acquiring park land or facilities in North Downtown would be invaluable in taking advantage of acquisition opportunities that arise. Monies from TDRs, TDCs, “fees-in-lieu of” agreements, etc., should be put into this account.

B-4 Continue to seek opportunities to acquire and develop park and recreational facilities in North Downtown, especially within Denny Triangle.

There is a projected deficit of 8 acres of open space within North Downtown by 2025. The projected open space deficit by 2025 is even larger (10.2 acres) within Denny Triangle. While it is not expected that this deficit be made up by public acquisition, high priority should be placed on acquisition and development of park space for high-demand uses that are not usually provided as part of private developments. (For example, outdoor plazas are commonly constructed to augment development, but off-leash dog areas or play courts are not.)

B-5 Incorporate public open space and/or recreational facilities into the redevelopment of Convention Place.

The redevelopment of this 3+ acre site currently owned by King County presents one of the best opportunities within Denny Triangle to provide public open space and/or public recreational facilities due to its current public ownership. While it is unreasonable to expect a large active open space on the site, there is an opportunity to create smaller active open spaces such as sports courts and/or indoor facilities such as a full-service community center with a gymnasium, integrated with private development.

B-6 Consider developing a large, active open space on SDOT’s maintenance site between Broad and Harrison Streets.

At roughly 2 acres, this site could replicate the active recreational uses performed at the temporary Denny Playfield. A replacement maintenance site would be needed. Uses could include a multi-purpose sports field and sports courts. The proposed Harrison or Thomas Street overpass at Aurora Avenue N would provide a crucial connection to the site from the planning area.

B-7 Consider park and recreational opportunities associated with proposed substation improvements in the planning area.

Seattle City Light is planning to develop two substation sites to accommodate projected growth in the planning area. One site will need to be in each of the Denny Triangle and South Lake Union Urban Villages. The South Lake Union station will most likely be above grade, but the Denny Triangle station could be underground.

City Light is actively pursuing a site in the South Lake Union area north of Denny Way. Once City Light has selected a site, the two departments should evaluate the feasibility of co-locating recreational facilities with the substation.

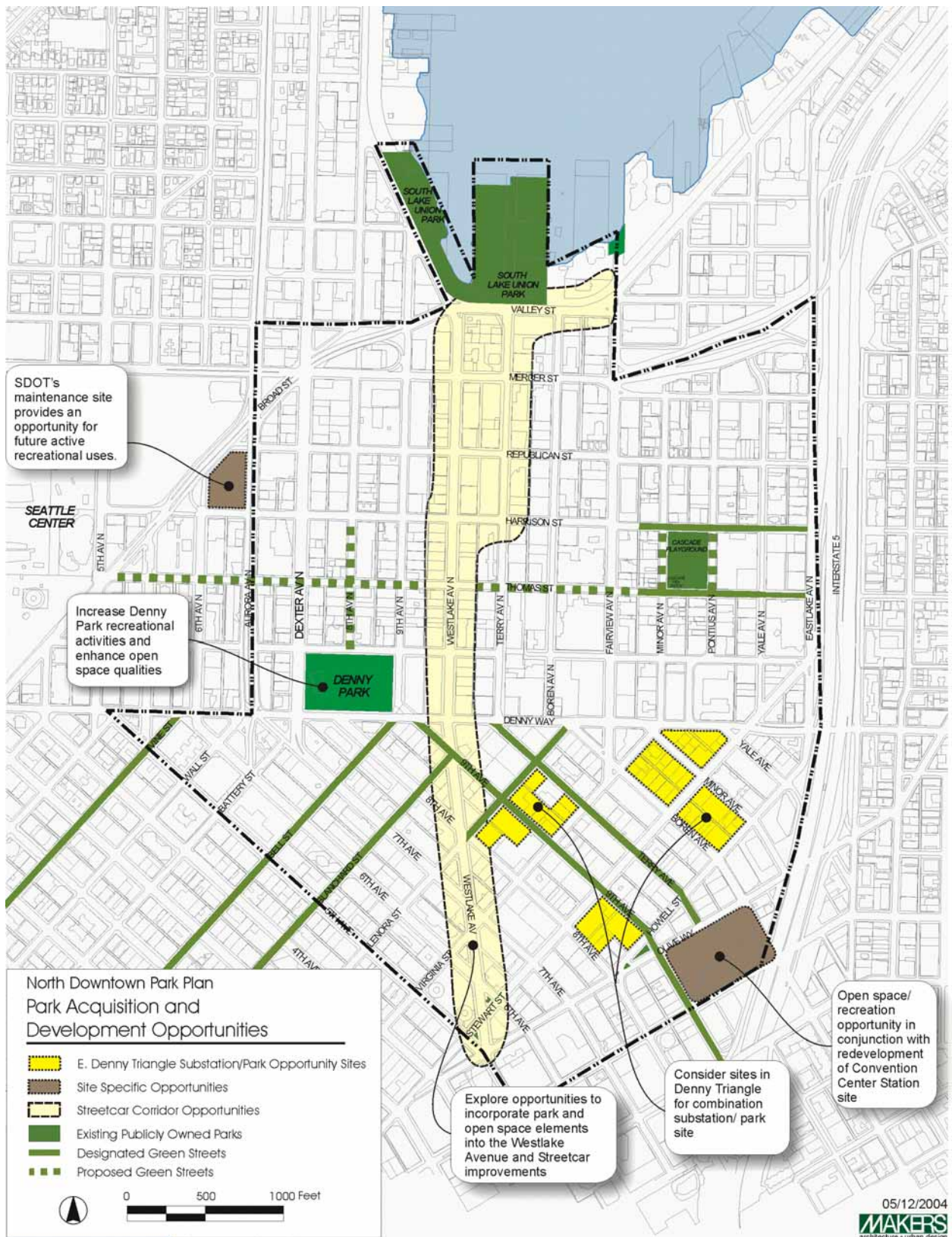


Figure 35. Park Acquisition and Development Opportunities.

City Light has not identified any specific site in the Denny Triangle area, so Parks & Recreation can take the lead in identifying a suitable site. If Parks & Recreation can find an approximately 200' x 250' site with underground conduit access on three sides, then the two departments could jointly pursue acquisition. Since the bulk of the up-front acquisition would be paid by City Light, it is critical that City Light dedicate funds now in case a site is located. Once City Light has installed the station, Parks & Recreation can acquire development funds and contribute its part of the project.

B-8 Consider purchasing or leasing a portion of a new development for community and recreation facilities.

Many new developments may accommodate recreation facilities within a building complex. For example, a gymnasium might be situated on a parking garage, taking advantage of its large floor plate. To prepare for such opportunities, Parks & Recreation should identify the legal and administrative issues associated with purchasing a portion of a building. The International District Community Center facility may be a model for this approach.

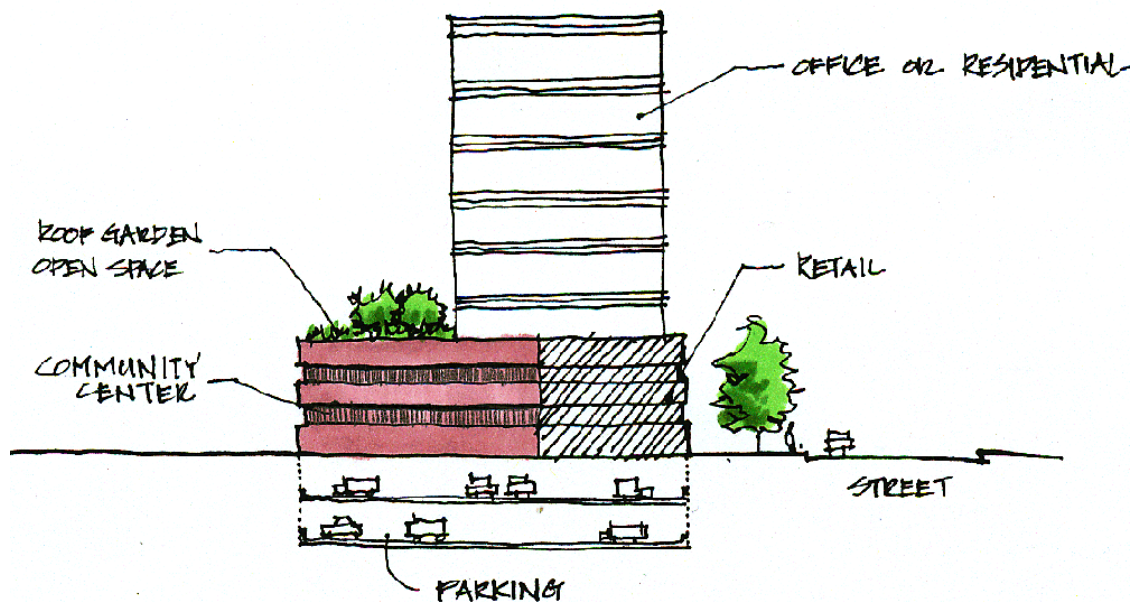


Figure 36. Schematic Concept of Joint Recreational/Private Development.

C. Regulatory and Incentive Program Actions

General Recommendations

The City has established a number of regulatory, development rights transfer, and incentive programs that provide the opportunity to achieve accessible open space. These programs are individually summarized below along with recommendations for increasing their effectiveness. More important than the recommendations for the individual programs, however, are the following general recommendations, which address the various programs in total.

C-1 Better coordination with various programs for greater effectiveness.

Currently, the programs comprise an uncoordinated mixture of measures with different purposes, applicability, guidelines, and administering departments. The City should review current programs to assess their effectiveness and identify a way that they can be better coordinated. Administrative rules for combining funds from various development projects and augmenting public resources should be developed. The City Center EIS, Center City Project, and subsequent code revisions provide an excellent opportunity to accomplish this.

C-2 Establish comprehensive guidelines for the location and design of parks, open space, and recreational facilities.

The guidelines should build on those in Part A of this section. More comprehensive guidelines would not only simplify working with developers on individual projects, they would help ensure that the individual open spaces work as a more integrated system in providing for public needs. The guidelines should also be considered in the design review by the local Design Review Boards.

C-3 Monitor the effectiveness of these programs in providing open space.

The City should periodically monitor the regulatory and incentive programs to assess their effectiveness and correct any problems that are identified. Responses from residents, employees, and property owners should be a part of the assessment. This might be an opportunity for interdepartmental coordination. Parks & Recreation would be a logical department to lead this evaluation, since it will be most knowledgeable about the area's open space and recreational needs.

C-4 Engage developers to meet both City and private open space objectives.

Adjust regulatory and incentive programs to encourage coordinated open space development and coordinated public/private improvements for mutual benefit. For example, consider offering large land holders incentives, such as adding public open space as part of the development or purchasing some open space with Parks & Recreation funds, if the developer provides more than the minimum required.

Recommendations for Specific Programs

C-5 Review zoning code requirements for open space.

Description. The City requires that open space be provided as part of office development south of Denny Way and as part of mixed use and residential development throughout the planning area. The City allows open space required by code to also satisfy open space used to bonus development if the open space is public and meets the requirements of the Director's Rule for open space bonusing. (See City Development Bonus Program.)

Challenges and Opportunities. Open space required under this provision may be internal (such as an exercise room) or part of the building (such as a roof garden). Therefore, this program often does not result in available open space that benefits the community. Also, the program limits the types of open spaces that can be provided. In Denny Triangle, the required open space can be off-site if located within ¼ mile of the site. Within South Lake Union, the required open space must be on-site.

Recommendations. It may be possible to encourage developers to provide open space that is usable – or at least visible – to the general public through design review, especially if it is tied to design departures that facilitate development. The City should consider zoning code revisions that:

- Allow required open spaces to be any of the types listed in Table 4, Park Facilities Priorities.
- Allow required open spaces to be added to, or contiguous with, other public or private open spaces or Parks & Recreation facilities.
- Allow a reduction in gross open space area if a high-priority *public* open space is provided.
- Incorporate the guidelines in Part A of this section for development of open space.

C-6 Evaluate the fee in lieu of open space provision.

Description. Contributing a fee in lieu of meeting on-site open space requirements for new development is currently an option in all downtown zones south of Denny Way (DOC and DMC zones) and in the Seattle Cascade Mixed (SCM) zone in the Cascade Neighborhood. Properties in the western portion of South Lake Union are not eligible for the “fee-in-lieu of” program. Developers have not opted for this approach in the past. The City is currently exploring ways to make this program more attractive and effective.

Challenges and Opportunities. Developer participation in the “fee-in-lieu of” program has been non-existent, and it is not clear how the funds could be pooled, with other developer contributions, to meet the development's open space requirements.

Recommendations. Identify what can be done to make this program more attractive to property owners and to extend the “fee-in-lieu of” opportunities to the area north of Denny Way. Ensure that the amount required in lieu of privately developed open space is sufficient to provide significant public benefit. Developer contributions under the “fee-in-lieu of” program are deposited into a separate account for open space acquisition within the area. (See Recommendation B-3.)

C-7 Review and revise Director’s Rule 20.93 for bonusing development.

Description. The City allows developers in the downtown south of Denny Way to increase the allowable floor area ratio (FAR: essentially, the overall size of a building) if they provide “public benefit features,” which include some types of open spaces. In other words, developers can build a larger building than otherwise allowed by code if they provide these public benefit features, which may include, for example, low-income housing or child care facilities. The administration of this program was updated by amendments to the Land Use Code in 2001 and is also guided by Director’s Rule 20.93. The rule provides guidance for how to design the public benefit features allowed by the code. This program has been widely used to achieve urban plazas and other open space amenities in the downtown.

Challenges and Opportunities. Though portions of the Director’s Rule are preempted by the 2001 code update, portions of the rule date back to 1985 and contain provisions that may be counterproductive to North Downtown park planning objectives. For example, the rule requires that bonusable open space be partially ringed with active pedestrian-oriented uses, which may be desirable or not, depending on open space objectives. Additionally, the current rule does not describe the type of open spaces most desirable in the various sections of downtown.

Recommendations. The City should consider revising or augmenting Director’s Rule 20-93 for this area to describe the highest priority open spaces and general criteria for their design. The revised rule might restrict the use of “public benefit features” that are not open space because open space is in demand in the Denny Triangle. The revised rule should incorporate the priorities and guidelines in Parts A and B of this section.

C-8 Designate money from street and alley vacations in the North Downtown to be used in the North Downtown, with highest priority placed on the East Denny Triangle.

Description. Fifty percent of street and alley vacation fees go to the Cumulative Reserve Fund, which has been successfully used by Parks & Recreation for open space acquisition (on and off-site). The remaining fifty percent goes towards the Street Vacation Fund for transportation improvements. Existing City policy stresses the importance of streets and alleys to the quality, efficiency, and public life of the

city and should be disrupted only in certain instances. The potential merits of a proposed vacation must demonstrate significant long term benefits to the public to justify the vacation. The public benefits must exceed those the proponents would have provided without a vacation request, must outweigh the loss of public right of way created by the vacation and must constitute a true public benefit.

Challenges and Opportunities. Due to the collision of street grids at Denny Way and at Westlake Avenue, the system of streets and alleys in Denny Triangle is less continuous than in the Downtown Core, Belltown, and even South Lake Union. Considering the projected shortage of open space in the neighborhood, planning participants identified alleys and the half block segments of 8th and 9th Streets adjacent to Denny Way as possible negotiation tools with developers to maximize open space and recreational resources in the neighborhood. The biggest challenge is finding alternative sites for service uses usually provided for within the alleys.

Recommendations. The City should use recommendations in Part A of this section as a guide for the use of Cumulative Reserve Funds produced by alley vacation proposals. Funds for street vacations in the Denny/Westlake Node (see Action D-12) should be used to facilitate open space acquisition and improvements in the immediate area.

C-9 Establish priorities for the City and County Transfer of Development Credits (TDC) fund expenditure conforming to guidelines in Part A of this section.

Description. Within the Denny Triangle area, residential or mixed use projects that gain additional height by participating in the TDC program contribute \$20,000 per development credit (i.e., 2,000 square feet of additional floor area above the allowable height limit). Under this program developers may build up to 30 percent above the normal code limit. One half of the contributed amount is directed toward “neighborhood amenities” and may be used for open space acquisition and development.

King County has also agreed to put an additional \$500,000 into the city fund for local improvements for the first 10 credits.

Challenges and Opportunities. This program appears to provide a significant source of funds for open space acquisition and development. The City expects the first several credits to be purchased soon and to receive approximately \$400,000 from the County.

Recommendations. The City should use this plan to set priorities for the expenditure of TDC funds. Additionally, the City should identify means to combine these funds with other funds to achieve larger amounts for substantial purchases.

C-10 Review the City’s Transfer of Development Rights (TDR) Program and revise it to make it a more effective open space incentive tool.

Description. Under this program (See SMC 23.49.014), developers may increase commercial floor area above base density by purchasing transfer of development rights from eligible open space TDR-sending sites. Eligible sending sites include designated historic landmarks, buildings with affordable housing, and open space. A typical use of this program might be for Parks & Recreation or a private property owner to sell the development rights of a piece of dedicated open space; thus partially offsetting the cost of the land.

Challenges and Opportunities. Currently, the program is applicable only south of Denny Way, and its effectiveness is dependent on there being a market for the TDR’s. This program was analyzed during the neighborhood planning efforts in 2000, and the City is currently reviewing the effectiveness as part of the Center City Project.

Recommendations. Options to consider in the Center City Project analysis might include:

- Allowing properties north of Denny Way to be sending sites.
- Allowing greater height and bulk in limited areas where impacts can be avoided and where a substantial public benefit can be achieved in terms of recreational open space. (For example, the block between 9th Avenue N, John, Westlake, and Denny might be the site of a taller, “keystone” building that contributes to local open space, pedestrian movement, and transit objectives.)
- Revising the formula for TDR pricing and priorities.

D. Measures to Coordinate Parks & Recreation Activities with Other City Initiatives

The City is currently engaged in a number of public infrastructure efforts that can enhance North Downtown parks and recreational facilities by increasing access to facilities, by providing trails and sidewalks that offer recreational benefits, and by visually connecting and enhancing open spaces. Circulation linkages providing access to parks are especially critical in North Downtown. Additionally, because of the intensity of land use and the generally smaller size of open spaces, the quality of the streetscape and the character of adjacent development can affect the success of local park facilities. The relationship between an open space and nearby streets is particularly important and addressed by the guidelines for park development in Part A of this section.

Because streets and other public facility projects are initiated by SDOT and SPU, and DPD is involved in the planning, coordination between these departments is critical. At this point, transportation and utility improvement plans are dependent on a number of factors and are changing as new information is available. Therefore, the recommendations below are subject to change. The first two recommendations involve potential park and open space development, while the remainder focus on improving park access and setting.

D-1 As Westlake is improved, continue to explore opportunities for siting open space development.

Seattle Departments of Planning and Development (DPD) and Transportation (SDOT) are currently working on a streetscape plan for Westlake Avenue that incorporates the streetcar line, urban design improvements, and redevelopment opportunities. Open space developed as part of that plan should comply with the priorities and guidelines in this plan. Parks & Recreation staff should coordinate with that effort to pursue any opportunities for park acquisition and development, provided the sites can accommodate the priority activities and objectives of this plan.

Diagonal streets and partial blocks south of Denny Way may provide special opportunities. Integrate open space design into the proposed street design character.

D-2 Integrate open spaces at key streetcar stops.

Streetcar stops will be natural points of pedestrian activity that may merit special open space enhancements. Key stops include the Metro/monorail/streetcar connections at Westlake, South Lake Union Park, and Denny Way. A northbound stop just north of Denny Way and a southbound stop at the triangle of land between Denny Way and 9th Avenue N appear to offer opportunities as well.

D-3 Define the design concepts for “Green Streets” improvements in North Downtown.

It is recommended that DPD in conjunction with SDOT review the current Green Streets program and develop a concept plan for each street so that as development occurs, the associated street improvements will conform to a comprehensive design. The plan will also inform the design of parks and open spaces along the street and will be useful in design review.

D-4 Implement “Green Streets” improvements for existing designated streets in conjunction with new development.

Streetscape improvements are a proven method to foster and integrate high-quality redevelopment. Also, because the Green Streets program’s primary intent is to nurture neighborhood development, it makes sense to construct Green Street improvements early in the process, as an incentive for attracting a diverse residential population. (Also see Action A-1.)

D-5 Consider cooperative street improvement funding for key street improvements

Given the importance of the streetscapes to supporting new development, it may be useful to consider a cooperative street improvement effort such as a local improvement district (LID) for key streets. This may be especially cost effective if new development requires increased utility capacity or infrastructure. However, property owner contributions to street improvements should not be considered a substitute for increased open space unless the improvements provide a critical pedestrian link to an important park.

D-6 Implement the “Big Mercer/Little Valley” two-way traffic plan.

Ensure convenient and safe pedestrian crossings for all population groups at Westlake and Terry Avenue N. Integrate landscape design and urban design qualities for streets into the North Downtown context.

D-7 Upgrade Denny Way with wide sidewalks and double street tree plantings.

Denny Way between Aurora and Fairview is an especially important thoroughfare, and it is critical that it not be perceived as a divider between the north and south portions of the area. (See Action D-12.)

D-8 Construct a pedestrian and bicycle bridge over Aurora.

This bridge will connect North Downtown to Seattle Center. Current plans call for the bridge to be at Thomas Street, but Harrison Street may be preferred, depending on circulation plans for the area.

D-9 Implement the Bay-to-Lake Trail.

The Bay-to-Lake Trail will provide an important connection to the waterfront and Seattle Center and should be a part of street reconfiguration. See also D-10 below.

D-10 Maintain and enhance pedestrian and bicycle access on Valley, Dexter, Eastlake, and vicinity.

Other key streets include Westlake, 9th, Valley, and all designated and proposed Green Streets. Special attention is needed at the Valley/Westlake and Valley/9th Avenue N intersections. Ensure pedestrian/bicycle connections from South Lake Union Park to Dexter Avenue N bicycle lanes and under Aurora Avenue N at Mercer Street. Connect and ensure retention of a public access trail along the Lake Union shoreline.

D-11 Explore options to rechannelize Dexter Avenue N and the intersections of Aurora Avenue N, 7th Avenue, Battery Street, Wall Street, and Denny Way.

Dexter Avenue N is an especially wide street, and rechannelization appears possible. SDOT is currently examining the confluence of streets in the Aurora/Dexter/Denny vicinity.

D-12 Implement the proposed urban design strategy integrating streets, pedestrians, open space, and development in the Denny/Westlake Node.

Because of its central location, high visibility, streetcar access, diverse activities, bowl-shaped topography, redevelopment potential, and proximity to Denny Park, the area within two to three blocks of the Denny Way/Westlake Avenue intersection merits a coordinated urban design approach. An urban design/redevelopment strategy should be formulated by the City in conjunction with participating stakeholders. The following activities are suggested as part of that strategy.

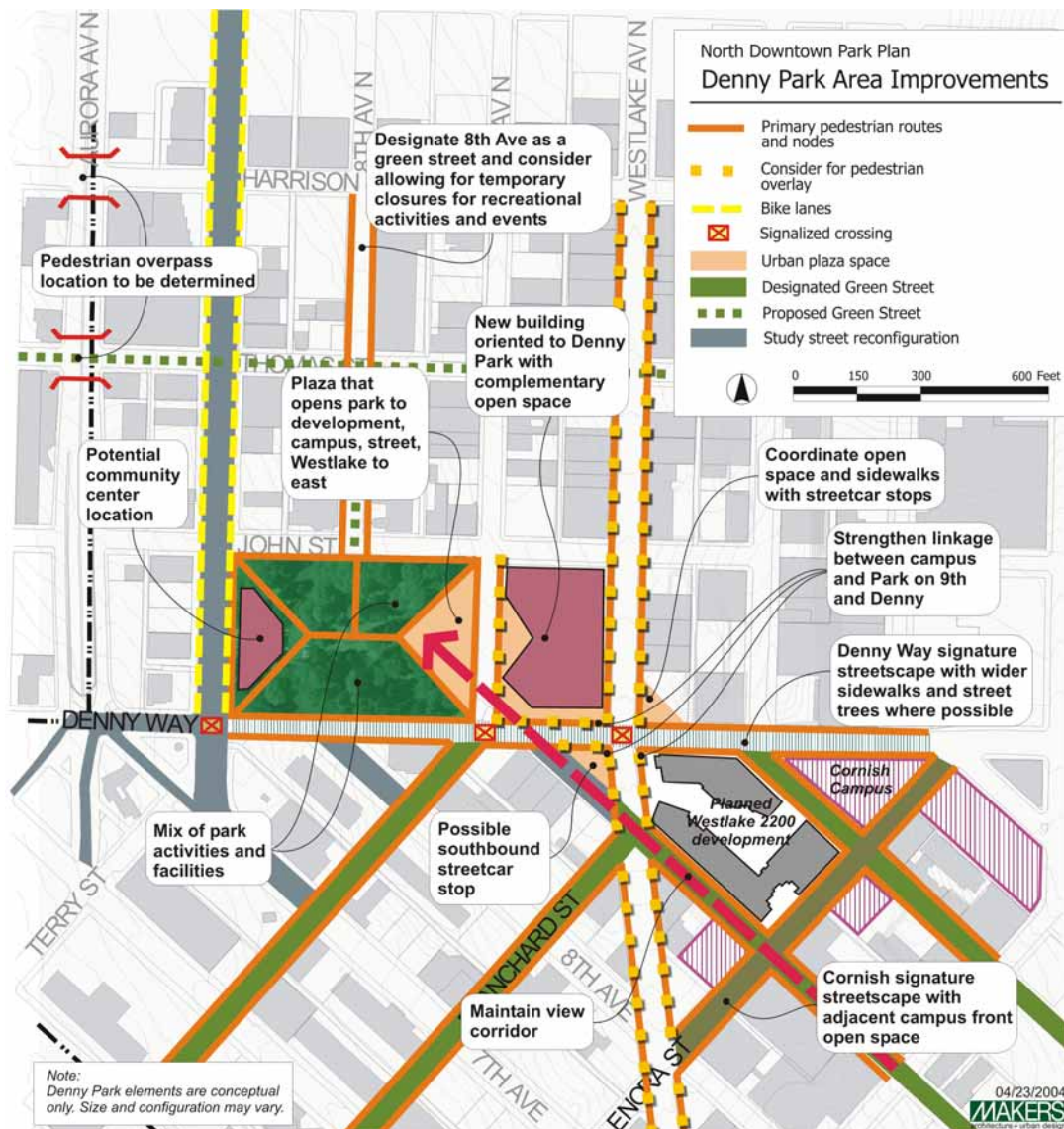


Figure 37. Improvement Concept for the Denny/Westlake Node.

Upgrade Denny Way with boulevard landscaping and wide sidewalks and double rows of street trees from Aurora to Fairview. Consider some short block street closures and street rechannelization. Improve sidewalks, crosswalks, and pedestrian open spaces. Facilitate crossing of Denny Way at Westlake and 9th Avenue signalized intersections. Facilitate pedestrian circulation from the Cornish Institute campus to Denny Park. Upgrade Denny Park. (See Recommendation B-2.) Work with developers to integrate new development with streets, parks, and private open spaces. A more detailed description of this recommendation is in Section V.

D-13 Identify and improve loop walking routes with connections to nearby attractions.

Attractive, continuous, circuitous pedestrian routes via trails and pedestrian-oriented streets encourage walking. The community, perhaps as part of the “Way to Go”/“Feet First” program (administered by SDOT), should identify potential loops and improvements that would enhance a broader network of walking routes.

D-14 Identify streets for temporary closure during festivals and neighborhood functions.

Temporary closure of a street for a day or two can provide space for festivals, celebrations, art fairs, or other community activities. Appropriate streets to consider include:

- 8th Avenue N between N Harrison Street and John Street.
- Portions of Lenora Street and Terry Avenue in the vicinity of the Cornish campus.
- Streets adjacent to Cascade Playground.
- Portions of Terry Avenue N between Valley and Thomas Streets (selected blocks, depending on the type of event).

D-15 If a school is developed in the vicinity, explore options to jointly develop and manage open space and recreational facilities for the benefit of both school programs and the community.

Subarea Summaries

The maps and illustrations on the following pages describe the key actions recommended in each subarea. Although the information is presented earlier in the section, the individual maps more clearly identify specific recommendations.

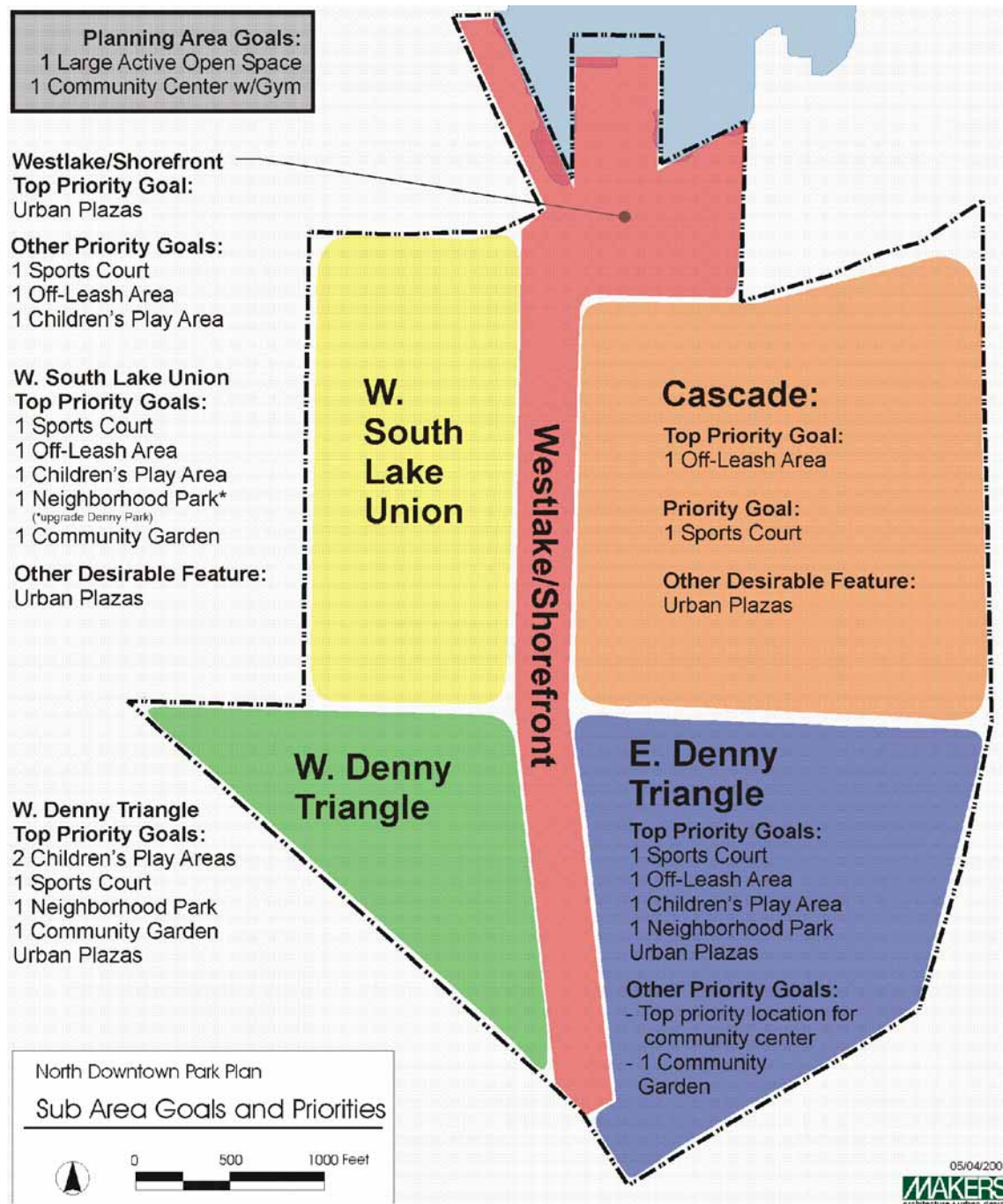


Figure 38. Goals and Priorities for Each of the Subareas.

East Denny Triangle

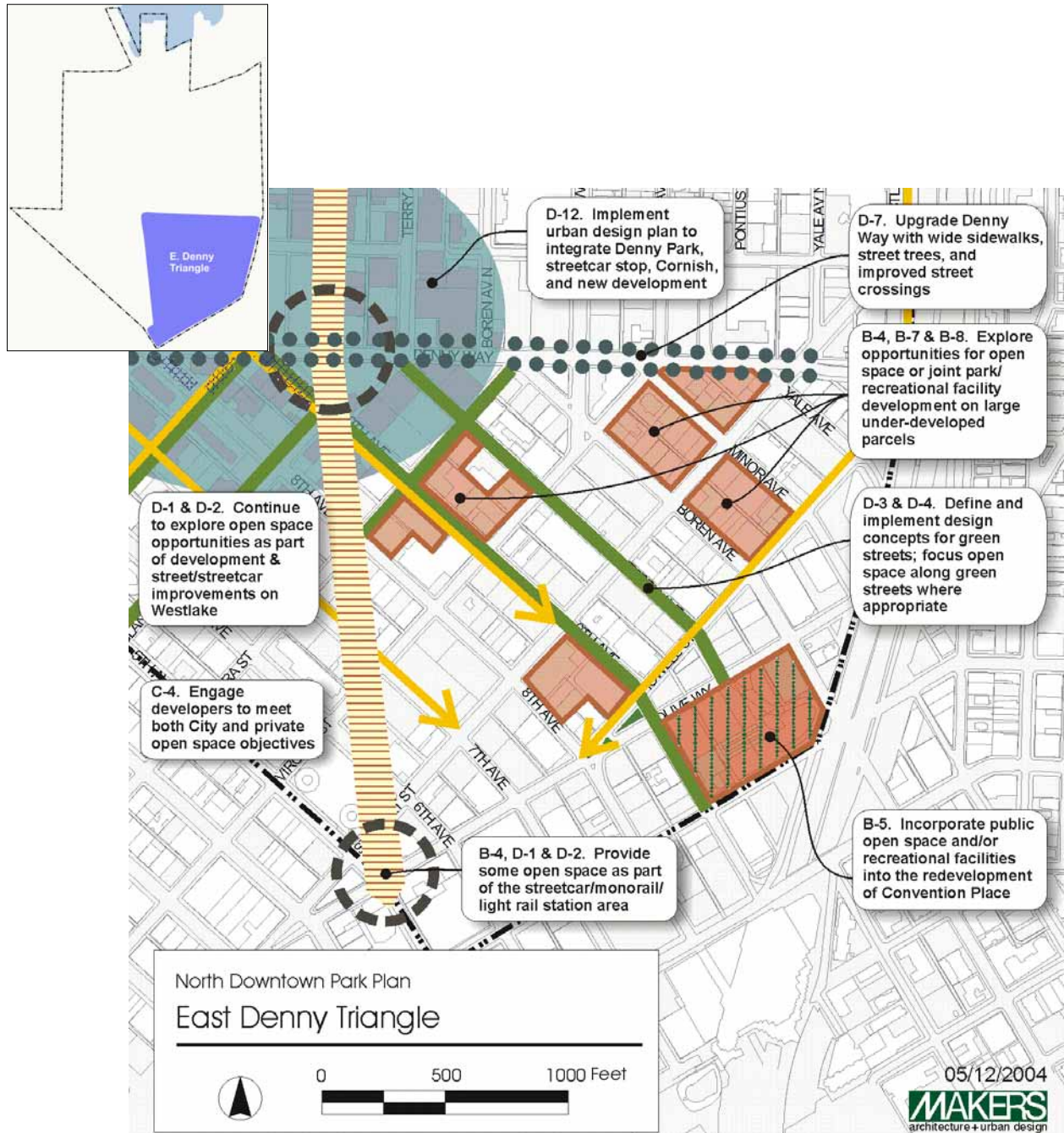


Figure 39. Key Acquisition and Development Strategies for East Denny Triangle.

West Denny Triangle



Figure 40. Key Acquisition and Development Strategies for West Denny Triangle.

Westlake Corridor/Shorefront Area

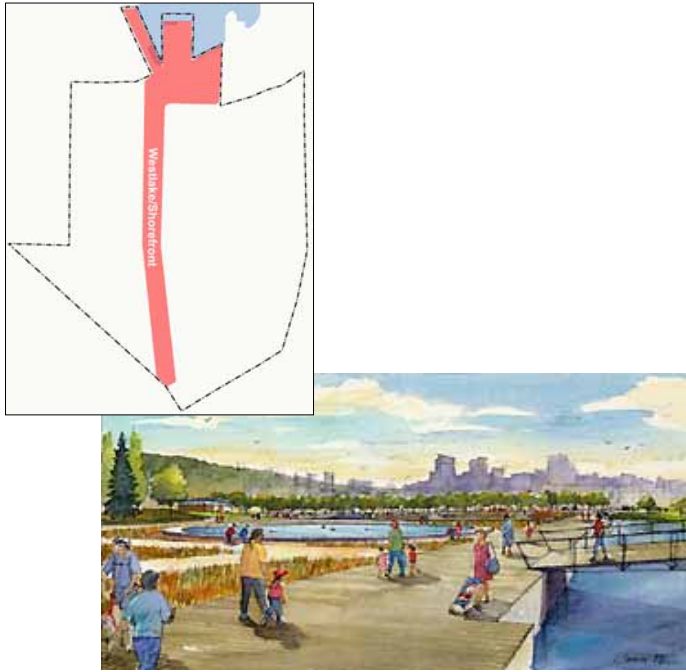


Figure 41. Proposed South Lake Union Park Improvements.

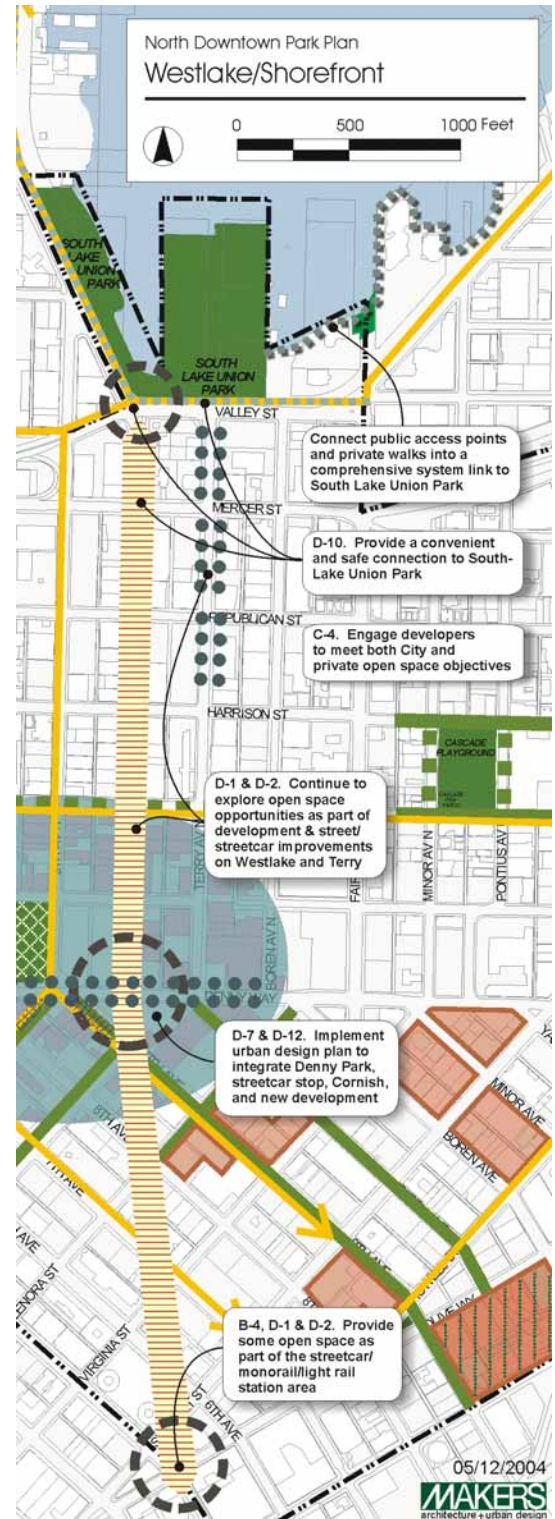


Figure 42. Key Acquisition and Development Strategies for Westlake Corridor/Shorefront Area.

Cascade

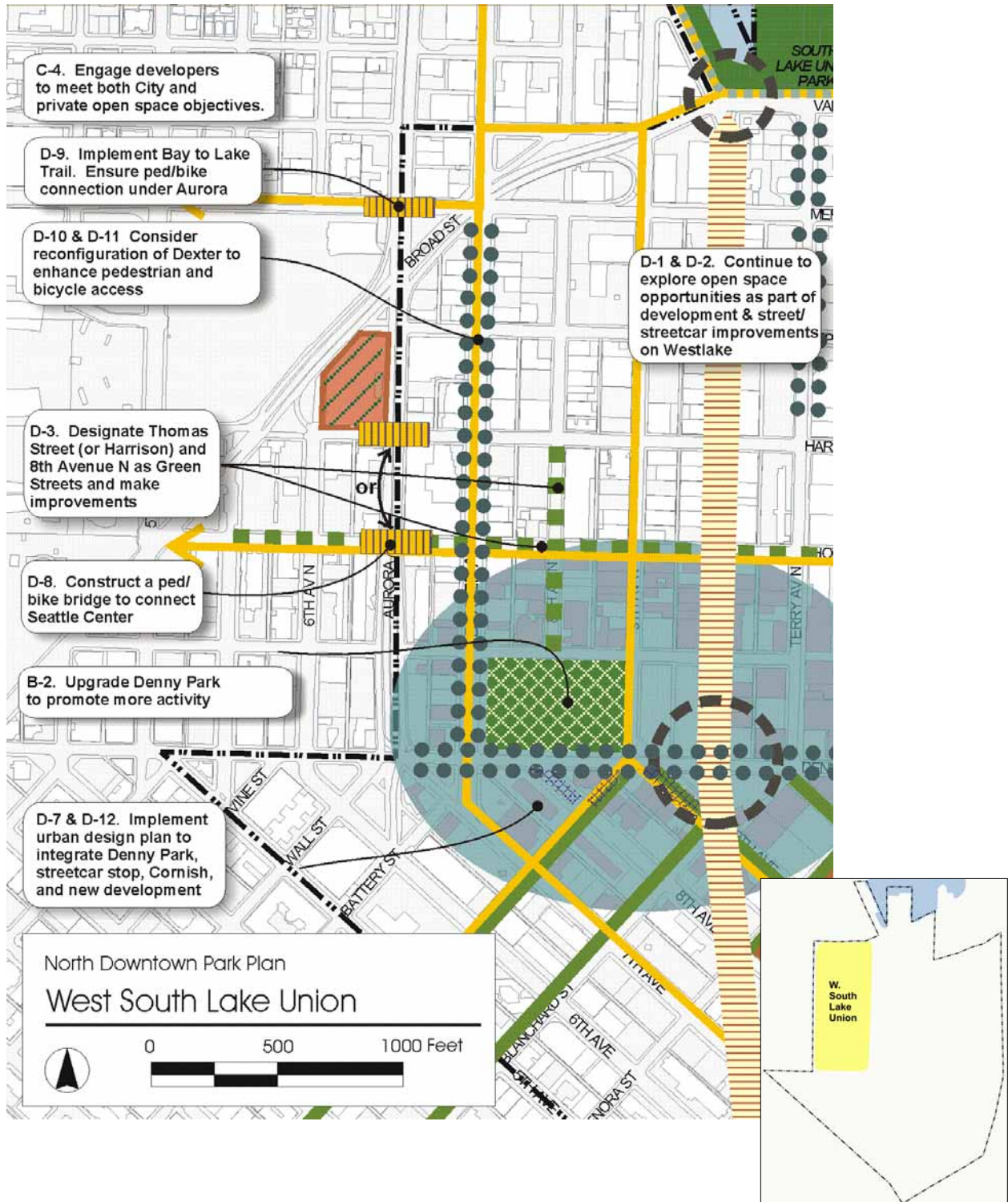


Figure 43. Key Acquisition and Development Strategies for Cascade.



Figure 44. Planned Improvements for Cascade Playground.

West South Lake Union



Appendix:

Park and Recreational Needs per Park Plan 2000

Table A-1. Denny Triangle: Summary of Park, Open Space, and Recreational Needs

Categories	Total Need		Existing	Deficit (By 2025)	Comments
	By 2014 ⁽¹⁾	By 2025 ⁽²⁾			
Village Open Space This includes the acreage of all public parks and private open spaces that are at least 10,000 square feet in size, publicly accessible, and usable for recreation and social activities. Goal: 1 acre/1,000 households + 1 acre/10,000 jobs.	9.3 acres	12.5 acres	2.3 acres	10.2 acres	There are likely to be public open spaces that are less than 10,000 square feet, and thus wouldn't qualify as "Village Open Space." Connections to nearby open spaces outside of Denny Triangle will become increasingly important as density increases.
Neighborhood Park (Village Commons) Public open space of at least one acre. Goal: 1 per Urban Village	1	1	0	1	The plaza under construction at the Federal Courthouse is approximately one acre, but won't function as a "Village Commons" due to the anti-terrorism-related use restrictions.
Community Gardens Goal: 1 per 2,500 households	1	2	0	2	It will be more difficult to provide community gardens in Denny Triangle than in South Lake Union due to the cost of land.
Community Center This is approx. 20,000 sf of indoor space, including a balanced combination of multi-purpose activity and gymnasium space. Goal: 1 within 1-1/2 miles of every household.	0	0	0	0	There are six defined community centers within 1-1/2 miles of parts or all of the planning area. However, these facilities are all on or near hilltops in entirely different neighborhoods and thus difficult to get to.
Indoor Pool Goal: 1 within 2-1/2 miles of every household	0	0	0	0	The Queen Anne Pool is less than 2-1/2 miles from the planning area. However, it is on the hilltop and difficult to get to from the planning area.
Children's Play Area Goal: 1 within 1/2 mile of areas with more than 100-200 resident children	0-1	0-1	0	0	Almost the entire planning area is within 1/2 mile of Cascade Playground. Safe and convenient pedestrian connections to the park, however, are difficult from the Denny Triangle.
Wading Pool/Water Feature Goal: 1 within 2-miles of every household	0-1	0-1	0	0	Nearby water features are located at Westlake Park and Seattle Center.
Soccer Field Goal: 1 within 2-miles of every household	0-1	0-1	0	0	There are existing soccer fields on Queen Anne Hill and Capitol Hill. These areas are difficult to get to from the planning area.
Softball/Youth Baseball Goal: 1 within 2-miles of every household	0-1	0-1	0	0	There are existing softball fields on Queen Anne Hill and Capitol Hill. These areas are difficult to get to from the planning area.
Outdoor Basketball Court Goal: 1 within 1-mile of every household	0-1	0-1	0	0	There are existing basketball courts on Queen Anne Hill and Capitol Hill. These areas are difficult to get to from the planning area.

(1) Need based on population and employment projections in the Comprehensive Plan from 1994 to 2014

(2) Need based on rough estimates of population and employment growth based on the Comprehensive Plan estimates, Heartland Study estimates for South Lake Union, and a continuation of current growth trends over the last 5 years.

Table A-2. South Lake Union: Summary of Park, Open Space, and Recreational Needs

Categories	Total Need		Existing	Deficit (By 2025)	Comments/Strategy
	By 2014 ⁽³⁾	By 2025 ⁽⁴⁾			
Village Open Space This includes the acreage of all public parks and private open spaces that are at least 10,000 square feet in size, publicly accessible, and usable for recreation and social activities. Goal: 1 acre/1,000 households + 1 acre/10,000 jobs.	4.7 acres	16.3 acres	18.5 acres	0 acres	Acreage includes all of South Lake Union Park property even though it is not completely developed yet. These calculations do not include Denny Playfield, which is privately owned and temporary.
Neighborhood Park (Village Commons) Public open space of at least one acre. Goal: 1 per Urban Village	1	1	3	0	South Lake Union Park, Cascade Playground, and Denny Park all meet the definition of a “Village Commons”, but only Cascade Playground functions as one.
Community Gardens Goal: 1 per 2,500 households	1	3	1	2	It will be more difficult to provide community gardens in Denny Triangle than in South Lake Union due to the cost of land.
Community Center This is approx. 20,000 sf of indoor space, including a balanced combination of multi-purpose activity and gymnasium space. Goal: 1 within 1-1/2 miles of every household.	1 within 1-1/2 mile	1 within 1-1/2 mile	0	1 within 1-1/2 mile	There are six defined community centers within 1-1/2 miles of parts or all of the planning area. However, these facilities are all on or near hilltops in entirely different neighborhoods and thus difficult to get to.
Indoor Pool Goal: 1 within 2-1/2 miles of every household	0	0	0	0	The Queen Anne Pool is less than 2-1/2 miles from the planning area. However, it is on the hilltop and difficult to get to from the planning area.
Children’s Play Area Goal: 1 within 1/2 mile of areas with more than 100-200 resident children	1	1	1	0	Almost the entire planning area is within ½ mile of Cascade Playground. Safe and convenient pedestrian connections to the park, however, are difficult from those areas west of Fairview Avenue.
Wading Pool/Water Feature Goal: 1 within 2-miles of every household	0-1	0-1	0	0	A water feature is planned for South Lake Union Park. Nearby water features are located at Westlake Park and Seattle Center.
Soccer Field Goal: 1 within 2-miles of every household	0-1	0-1	0	0	There are existing soccer fields on Queen Anne Hill and Capitol Hill. These areas are difficult to get to from the planning area.
Softball/Youth Baseball Goal: 1 within 2-miles of every household	0-1	0-1	0	0	There are existing softball fields on Queen Anne Hill and Capitol Hill. These areas are difficult to get to from the planning area.
Outdoor Basketball Court Goal: 1 within 1-mile of every household	0-1	0-1	0	0	There are existing basketball courts on Queen Anne Hill and Capitol Hill. These areas are difficult to get to from the planning area.

(3) Need based on population and employment projections in the Comprehensive Plan from 1994 to 2014

(4) Need based on population and employment projections in the Heartland Study.

Table A-3. North Downtown: Summary of Park, Open Space, and Recreational Needs

Categories	Total Need		Existing	Deficit (By 2025)	Comments/Strategy
	By 2014 ⁽⁵⁾	By 2025 ⁽⁶⁾			
Village Open Space This includes the acreage of all public parks and private open spaces that are at least 10,000 square feet in size, publicly accessible, and usable for recreation and social activities. Goal: 1 acre/1,000 households + 1 acre/10,000 jobs.	14 acres	28.8 acres	20.8 acres	8 acres	Obtaining open space acreage will become increasingly difficult as density increases in the planning area.
Village Commons Public open space of at least one acre. Goal: 1 per Urban Village	2	2	3	0	All Village Common spaces are within South Lake Union.
Community Gardens Goal: 1 per 2,500 households	2	5	1	4	It will be more difficult to provide community gardens in Denny Triangle than in South Lake Union due to the cost of land.
Community Center This is approx. 20,000 sf of indoor space, including a balanced combination of multi-purpose activity and gymnasium space. Goal: 1 within 1-1/2 miles of every household.	1 within 1-1/2 mile	1 within 1-1/2 mile	0	1 within 1-1/2 mile	There are six defined community centers within 1-1/2 miles of parts or all of the planning area. However, these facilities are all on or near hilltops in entirely different neighborhoods and thus difficult to get to.
Indoor Pool Goal: 1 within 2-1/2 miles of every household	0	0	0	0	The Queen Anne Pool is less than 2-1/2 miles from the planning area. However, it is on the hilltop and difficult to get to from the planning area.
Children's Play Area Goal: 1 within 1/2 mile of areas with more than 100-200 resident children	1	1	1	0	Almost the entire planning area is within 1/2 mile of Cascade Playground. Safe and convenient pedestrian connections to the park, however, are difficult from outside the Cascade Neighborhood.
Wading Pool/Water Feature Goal: 1 within 2-miles of every household	0	0	0	0	A water feature is planned for South Lake Union Park. Nearby water features are located at Westlake Park and Seattle Center.
Soccer Field Goal: 1 within 2-miles of every household	0	0	0	0	There are existing soccer fields on Queen Anne Hill and Capitol Hill. These areas are difficult to get to from the planning area.
Softball/Youth Baseball Goal: 1 within 2-miles of every household	0	0	0	0	There are existing softball fields on Queen Anne Hill and Capitol Hill. These areas are difficult to get to from the planning area.
Outdoor Basketball Court Goal: 1 within 1-mile of every household	0	0	0	0	There are existing basketball courts on Queen Anne Hill and Capitol Hill. These areas are difficult to get to from the planning area.

(5) Need based on population and employment projections in the Comprehensive Plan from 1994 to 2014

(6) Need based on rough estimates of population and employment growth based on the Comprehensive Plan estimates, Heartland Study estimates for South Lake Union, and a continuation of current growth trends over the last 5 years in Denny Triangle.

Table A-4. Village Open Space Acreage Required for Residential Population

	Denny Triangle	South Lake Union	North Downtown Total
1994 Units	1,038	514	1,552
1994 Open Space Goal per Units ¹	1 acre	0.5 acre	1.6 acres
Existing Village Open Space ²	2.3 acres	18.5 acres	20.8 acres
Projected 2014 Units per Seattle Comp Plan	4,713	2,214	6,927
2014 Open Space Goal per Projection	4.7 acres	2.2 acres	6.9 acres
Open Space Needed by 2014 to Meet Goal	2.4 acres	0	0
Projected Total Units by 2025	6,913 ³	12,000 ⁴	18,913
2025 Open Space Goal per projection	6.5 acres	12 acres	18.9 acres
Open Space Needed by 2025 to Meet Goal	4.6 acres	0	0

Notes:

1. Goal as stated in the Seattle Parks and Recreation Plan 2000 is 1 acre per 1,000 households. Since household numbers were unavailable, unit numbers are used as a substitute.
2. Village Open Space is defined in the Seattle Parks and Recreation Plan 2000 as a dedicated open space of at least 10,000 square feet in size, publicly accessible, and usable for recreation and social activities
3. Estimates based on continuing the same growth rate as projected by the Seattle Comprehensive Plan for the period between 1994 and 2014, which was 184 new units per year.
4. Based on Heartland's projections in the South Lake Union Capacity Model memo dated October, 2003.

Based on recently completed projects, projects under construction, and planned projects, the residential growth rate projection for Denny Triangle from the Seattle Comprehensive Plan is reasonably accurate (184 new units per year). Based on current land use permit information from Seattle City Light, approximately 850 dwelling units have been completed or under construction; Another 1,294 in the development pipeline projected for construction by 2008. Based on Heartland's research concluding substantially higher residential growth rates in South Lake Union and the continued availability of developable land in Denny Triangle, the continued residential growth rate of 184 new dwelling units per year out to 2025 seems conservative, but realistic. Based on an increase in amenities (transit improvements, environmental improvements associated with new development, and park improvements in neighboring SLU), it is reasonable to expect the residential growth rate between 2014 and 2025 to be higher – perhaps up to 250 dwelling units per year.

Table A-5. Village Open Space Acreage Required for Employment Populations

	Denny Triangle	South Lake Union	North Downtown Total
1994 Jobs	22,010	19,018	41,028
1994 Open Space Goal per Jobs ₁	2.2 acres	1.9 acre	1.6 acres
Existing Village Open Space ₂	2.3 acres	18.5 acres	20.8 acres
Projected 2014 Jobs per Seattle Comp Plan	45,610	23,518	69,128
2014 Open Space Goal per Projection	4.6 acres	2.4 acres	6.9 acres
Open Space Needed by 2014 to Meet Goal	2.3 acres	0	0
Projected Total Jobs by 2025 _{3 and 4}	56,610 ₃	43,000 ₄	99,610_{3 and 4}
2025 Open Space Goal per projection	5.6 acres	4.3 acres	9.9 acres
Open Space Needed by 2025 to Meet Goal	3.3 acres	0 acres	0

Notes:

1. Goal as stated in the Seattle Parks and Recreation Plan 2000 is 1 acre per 10,000 employees.
2. Village Open Space is defined in the Seattle Parks and Recreation Plan 2000 as a dedicated open space of at least 10,000 square feet in size, publicly accessible, and usable for recreation and social activities
3. Denny Triangle employment estimates based on continuing the same growth rate as projected by the Seattle Comprehensive Plan for the period between 1994 and 2014, which was approximately 1,000 new jobs per year.
4. South Lake Union employment estimates based on Heartland's projections in the South Lake Union Capacity Model memo dated October, 2003.

TableA- 6. Village Open Space Acreage Required for Residential and Employment Populations

	Denny Triangle	South Lake Union	North Downtown Total
1994 Open Space Goal for Households and Jobs ₁	3.2 acres	2.4 acres	5.6 acres
Existing Village Open Space ₂	2.3 acres	18.5 acres	20.8 acres
2014 Open Space Goal per Projected Jobs and Households ₃	9.3 acres	4.7 acres	14 acres
Open Space Needed by 2014 to Meet Goal	7.0 acres	0	0
2025 Open Space Goal per Projected Jobs and Households _{4 and 5}	12.5 acres ₄	16.3 acres ₅	28.8 acres_{4 and 5}
Open Space Needed by 2025 to Meet Goal	10.2 acres	0 acres	8 acres

Notes:

1. Goal as stated in the Seattle Parks and Recreation Plan 2000 is 1 acre per 1,000 residents plus 1 acre per 10,000 employees.
2. Village Open Space is defined in the Seattle Parks and Recreation Plan 2000 as a dedicated open space of at least 10,000 square feet in size, publicly accessible, and usable for recreation and social activities
3. Projections are from the Seattle Comprehensive Plan, 1994.
4. Denny Triangle estimates based on continuing the same growth rate as projected by the Seattle Comprehensive Plan for the period between 1994 and 2014, which was approximately 184 new residential units per year plus 1,000 new jobs per year.
5. South Lake Union estimates based on Heartland's projections in the South Lake Union Capacity Model memo dated October, 2003.